

4th January 2012

Delivered by Email

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Our ref: JOHA2001
Your ref: 11/02935/OUT
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FAO: Mike Gilbert / David Rothery

Dear Mr Gilbert,

IHSP OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR THE MAXIMUM OF 18 UNITS AND ASSOCIATED WORKS INCLUDING DEMOLITION, CONSTRUCTION OF NEW ACCESS ROAD AND LANDSCAPING (RE-SUBMISSION OF REFUSED APPLICATION 11/01453/OUT)

I write further to our meeting held on 22nd December regarding the above mentioned planning application.

By way of clarification, this application is to be considered as an 'Interim Housing Supply Policy' (IHSP) submission.

The planning application has been submitted at the Invitation of the Council in advance of other IHSP sites on the basis that a Planning Appeal in respect of an earlier refusal of planning permission (Reference 11/01453/OUT) is scheduled to be heard on 23rd February.

In this regard, it should be noted that both the Council and the applicant had requested that the current planning appeal be held in abeyance to enable the IHSP process to formally conclude in February this year, but this joint request was refused by the Planning Inspectorate.

An IHSP 'Screening Request' for the application site was submitted to the Council on 23rd November last year in line with the guidance contained within the draft IHSP document.

The application site is considered to be fully compliant with IHSP policies for the reasons set out below.

In terms of **Policy IHSP1**, the proposal accords with the Council's locational strategy of concentrating development in the main urban areas. It also follows the scale and distribution of homes set out in the emerging Core Strategy, which includes a commitment to provide 4,900 homes at Wantage and Grove.

The site also lies within the 'Central Oxfordshire' part of the Vale, where housing provision is a sub-regional priority and the 5 year housing land supply shortfall is most acute.

The site is also in a sustainable location within easy walking distance of Wantage Town Centre (See attached Site Location Plan).

The site is also part 'brown-field', with the northern part having been previously been used as a builders yard, and having been subject to the tipping of inert building materials.

In terms of **Policy IHSP2**, the proposal will clearly assist in meeting the identified requirement for an additional 261 dwellings in Wantage by 2026.

In terms of **Policy IHSP3**, should outline planning permission be forthcoming in February 2012, the applicant would be in a position to submit a 'reserved matters' application prior to the end of March 2012, with a start on site within 2-3 months following the grant of planning permission. In this regard:

- Detailed site access arrangements have already been agreed with OCC;
- The site is owned outright by John O'Flynn Developments & Mr J Hosier (joint developers); and
- There are no technical constraints to the development of the site.

The site is therefore suitable, available and deliverable.

As previously mentioned, the site was subject of a previous planning application reference 11/01453/OUT, which was recommended for approval by the Council's Professional Officers.

The application was refused by the Planning Committee primarily on the basis that the majority of the site lies outside of the current settlement policy boundary for Wantage and was therefore considered contrary to Policy GS2.

However, at the time of refusal (September 2011), the IHSP was not fully developed.

On the basis of new **Policy IHSP 5 – Relaxation to Policy GS2**, the development can now be considered favourably for the following reasons:

- The majority of the site lies outside, but abuts the settlement policy boundary for Wantage;
- It is not located within the 'Green Belt';
- Wantage has a positive growth capacity figure of 261 dwellings;
- It is acknowledged that there are unlikely to be sufficient additional suitable, deliverable and available sites within the settlement policy boundary to deliver the required 261 additional dwellings; and
- The site in part comprises previously developed land.

If you have any queries, please do not hesitate to contact me at our office in Bristol.

Yours sincerely

Peter Lawson

CC: John O'Flynn Developments