

## **South Oxfordshire and Vale of White Horse Joint Local Plan 2041**

### **Statement of Common Ground**

#### **Between**

**South Oxfordshire District Council,**

**Vale of White Horse District Council and**

**Pegasus Group on behalf of**

**Christ Church Oxford and Dorchester Residential Management**

**May 2025**

#### **1. Introduction**

- 1.1. This Statement of Common Ground (SOCG) has been prepared by South Oxfordshire and Vale of White Horse District Councils (“the councils”) and Pegasus Group on behalf of Christ Church Oxford and Dorchester Residential Management, hereafter referred to as “the parties”. This SOCG documents those matters agreed with regard to the South and Vale Joint Local Plan 2041 and supporting documents, to assist the Inspectors during the examination of the local plan.
- 1.2. This SOCG particularly relates to the proposed allocation of Land at Bayswater Brook within Policy AS5, for the development of approximately 1,100 new homes, 120 units of housing with care for older people, supporting services and facilities.
- 1.3. The councils propose the site for allocation for housing development in the Joint Local Plan having considered reasonable alternatives, including assessing the relevant evidence, and following consultation with stakeholders and the public.
- 1.4. A previous SOCG was prepared for this site as part of the South Oxfordshire Local Plan 2035 process, which is available to view on the council's website<sup>1</sup>.

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<sup>1</sup>

[https://data.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=1670533467&CODE=372B0286AFC642813312BF7A51931988](https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1670533467&CODE=372B0286AFC642813312BF7A51931988)

1.5. This SoCG sets out the background/context of the site and previous engagement between the parties. Section 3 then sets out the agreed matters in relation to the following key topics:

- Policy AS5 and LS1
- Infrastructure
- Range of Land Uses
- Housing Trajectory

1.6. Section 4 identifies outstanding matters between the parties.

## **2. Background / Context**

2.1. The site allocation measures 105 hectares and directly adjoins the eastern boundary of Oxford City. The site primarily consists of arable and pastoral agricultural land separated by fences and hedgerows. There are also several agricultural buildings, associated tracks and wooded areas scattered across the site.

2.2. Sidling's Copse and College Pond SSSI and Wick Copse Ancient Woodland are located directly to the north of the site. Further agricultural land also lies to the north and west. Bayswater Brook lies to the south of the site (the Brook was designated as a Site of Local Nature Conservation via the Oxford City Local Plan). Also to the south lies the A40 and residential housing, including the recent development of Barton Park adjoining the Barton neighbourhood of Oxford City. To the east, the site is bounded by Bayswater Road and the Oxford Crematorium.

2.3. A designated Oxford view cone lies directly to the west of the site. There are two Listed Buildings within the site; the Grade II\* listed Well House and a Grade II listed Barn at Wick Farm. There is a Grade II listed field marker located adjacent to the southern boundary of the site.

### *Local Plans*

#### *South Oxfordshire Local Plan 2031 (adopted 2020)*

2.4. This plan allocated the site (and released it from the Green Belt) via Policy STRAT 13 - Land North of Bayswater Brook, to deliver approximately 1,100 new homes and supporting services and facilities. This allocation included a separate parcel of land, known as 'Sandhills', not allocated in the Joint Local Plan.

*South Oxfordshire and Vale of White Horse Joint Local Plan 2041*

- 2.5. Joint Local Plan 2041 Policy AS5 allocates the site to deliver approximately 1,100 new homes, 120 units of housing with care for older people, supporting services and facilities.
- 2.6. The site will be delivered in accordance with an agreed comprehensive masterplan, taking into consideration the indicative concept masterplan contained in the JLP, which must be prepared in collaboration with South Oxfordshire District Council, in consultation with Oxfordshire County Council and Oxford City Council. The site is expected to deliver a high-quality development that relates to and connects with adjoining built development and development that is planned within Oxford City.
- 2.7. The site will need to be delivered in accordance with Policy AS5 and the large-scale major development requirements as set out in LS1.
- 2.8. The allocation is solely owned by Thomas Wolsey Property Limited and Wick Farming Limited, wholly owned and controlled subsidiaries of Christ Church Oxford, which has partnered with Dorchester Residential Management to promote the land and deliver the new homes. The allocation is part of the wider Elsfield Estate which is owned by Christ Church Oxford.

*Planning Applications*

- 2.9. **Dorchester Residential Management and Christ Church Oxford** submitted a hybrid outline planning application in 2022 (reference [P22/S4618/O](#)) for 1,450 dwellings, 120 assisted living dwellings and development including community use buildings, commercial, business, service buildings, health provision and a primary school.
- 2.10. Dorchester Residential Management and Christ Church Oxford also submitted a Listed Building application in 2022 (reference [P22/S4550/LB](#)) for Refurbishment works to the Main Barn and three curtilage barns and refurbishment works to the Wick Farm Well House building (linked to application [P22/S4618/O](#)).
- 2.11. The two planning applications mentioned above went to planning committees in October and November 2024, where the committee resolved to approve planning permission subject to conditions and the prior completion of a Section 106 Planning Obligation. The S106 is likely to be completed shortly.
- 2.12. Dorchester Residential Management and Christ Church Oxford also submitted a full planning application in 2022 (reference [P22/S4596/FUL](#)) for:
  - Erection of a new A40 cycle and pedestrian bridge and associated pedestrian/cycle route connection works.
  - Formation of new vehicular access onto Elsfield Lane and associated Elsfield Lane/Woodeaton Road/Marston Interchange access and highway improvement works.

- Formation of two new vehicular accesses onto Bayswater Road and associated highway improvement works on Bayswater Road.
- Formation of two new Public Transport crossing bridges over the Bayswater Brook with associated bus route connection works, including Public Transport-only accesses onto the A40 and Barton Village Road.
- Formation of five pedestrian/cycle bridges over the Bayswater Brook and associated pedestrian/cycle route connection works.
- Associated flood alleviation measures along sections of the Bayswater Brook.
- Associated landscape and infrastructure works

2.13. Planning permission was granted for this application in December 2024.

2.14. Overall, preparation for the site is at an advanced stage. The parties have had regular meetings and are committed to partnership working, including regular meetings, to ensure the optimum outcome for the site allocation that delivers new residential development in a sustainable location.

### **3. Agreed Matters**

- 3.1. The site is sustainable, suitable, available and deliverable. The site is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development.
- 3.2. The parties agree that this site can be delivered in general accordance with the policies contained in the Joint Local Plan 2041. The parties agree that the site will deliver a high-quality sustainable development.
- 3.3. The parties agree that the councils are meeting their own housing need as well as contributing to the existing agreed unmet need from Oxford City Council.
- 3.4. The parties agree that this site is in accordance with the Spatial Strategy of the Joint Local Plan, as set out in Policy SP1 (Spatial Strategy).
- 3.5. The parties agree that the site selection process, as set out in the [Site Selection Topic Paper](#) (Examination Library Reference TOP07.1), is robust, and soundly based, and supported by the council's evidence base.
- 3.6. The parties agree that there is a clear need for deliverable sites in the short and long term to meet identified housing needs in a timely manner and to sustain a five-year housing land supply.

#### *Policy AS5 and LS1*

- 3.7. The parties agree that Policy AS5: Land at Bayswater Brook identifies an appropriate approach to ensuring development is delivered comprehensively. The site will be delivered in accordance with an agreed comprehensive masterplan, taking into consideration the indicative concept plan as set out in Policy AS2 and the councils' Joint Design Guide.

- 3.8. The parties agree that the allocation of AS5 is robust and soundly based, and supported by the council's evidence base.
- 3.9. The parties agree that at least 1,100 dwellings can be delivered within the AS5 site allocation boundary.
- 3.10. The parties agree that Green Belt appropriate compensatory measures can be accommodated by the landowner, as confirmed in the planning application for [P22/S4618/O](#).
- 3.11. It is agreed that the green infrastructure and biodiversity improvements proposed within the site allocation can help provide appropriate compensatory measures, in terms of both environmental quality and accessibility.
- 3.12. The parties agree that the site can mitigate against harm to the Sidlings Copse and College Pond SSSI and that the recommendations proposed in the AECOM Ecological Assessment of the SSSI (March 2019 – examination library reference [NHL13](#)) have been appropriately brought forward through planning applications.
- 3.13. Where any development is proposed within the site allocation on land that falls within Flood Zones 2 or 3, or where there are significant surface water flow paths, the parties agree that detailed modelling would be required at the planning application stage, with a site-specific Flood Risk Assessment (FRA) provided. The councils' Flood Risk Engineers would also provide further advice. The parties agree with the flood risk requirements set out in Policy CE6 (Flood Risk).

#### *Infrastructure*

- 3.14. The parties are working positively together to ensure the council is adequately planning for infrastructure for this site.
- 3.15. Appropriate infrastructure will be delivered as set out in the Infrastructure Delivery Plan. The site benefits from a highly sustainable location, presenting a positive opportunity for active travel to Oxford city centre and will also be served by high quality public transport to and from key destinations in Oxford.
- 3.16. Both parties agree that it is appropriate for the site to demonstrate all necessary transport infrastructure based on up-to-date evidence on the impact of the development, referencing the latest Infrastructure Delivery Plan. Pegasus, on behalf of Christ Church and Dorchester, submitted a separate full planning application regarding access ([P22/S4596/FUL](#)), which is supported by a transport assessment.
- 3.17. The parties are working positively with Oxfordshire County Council to ensure that infrastructure is planned and brought forward in a timely manner consistent with the site's development trajectory.

3.18. The parties are in agreement with the foul drainage and water quality conditions for application [P22/S4618/O](#), including the condition that no occupation of buildings shall occur until adequate network and wastewater treatment work capacity has been created.

*Range of Land Uses*

3.19. The parties agree with the principle that the site should be allocated for a mix of uses, including housing, housing with care for older people and supporting services and facilities.

3.20. The parties agree that the site can deliver these land uses through a high-quality sustainable development.

*Housing Trajectory*

3.21. The parties agree that the site has been allocated for 1,100 homes. As described above, a hybrid planning application ([P22/S4618/O](#)) for 1,450 dwellings and 120 assisted living homes and including supporting facilities and infrastructure went to planning committee in October 2024, where the committee resolved to grant planning permission subject to the signing of an S106 agreement. Therefore, the number of homes expected to be delivered within the plan period up until 2041, from the council's estimated development trajectory, is 1513. This has been reported in the council's Housing Land Supply Statement for South Oxfordshire District Council Joint Local Plan 2041 (examination library reference [OCD08.1](#)).

3.22. For monitoring purposes, the councils equate 120 assisted living homes as equivalent to 63 dwellings. The development trajectory figure of 1513 is therefore obtained by adding 63 to the 1,450 dwellings.

3.23. The councils consider that the first dwellings will be delivered from 2027/28. The parties will continue to explore opportunities for maximising the delivery of housing on the site within the plan period.

3.24. The estimated development trajectory is as follows:

Total 2021 to 2041	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
1513	0	0	0	0	0	0	150	200	200	153
	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41
	247	200	203	160	0	0	0	0	0	0

#### 4. Outstanding Matters


- 4.1. Pegasus Group on behalf of Christ Church Oxford and Dorchester Residential Management has outstanding concerns regarding the detail of Policy AS5 as follows:
- 4.2. Housing numbers – Pegasus contends that it is considered necessary to update the housing numbers quoted within Policy AS5, as a minimum to reflect the demonstrated capacity of the site (1,450 dwellings and 120 units of assisted living dwellings).
- 4.3. Position Statement – Pegasus have produced a Position Statement and concept plan, within which it is proposed that the allocation of Land at Bayswater Brook should be expanded, as an additional 1,000 dwellings and associated facilities can be accommodated.

#### 5. Conclusion

- 5.1. Pegasus support the allocation of land at Bayswater Brook within Policy AS5, and the parties agree that the site is suitable, available and deliverable for sustainable housing development.
- 5.2. The parties are working jointly to enable delivery of the planned residential development within the plan period. The parties will continue to work cooperatively on all matters of mutual interest.

#### Signatures


Signed on behalf of South Oxfordshire District Council and Vale of White Horse District Council

	22 May 2025
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Name Tim Oruye Date

Job Title Head of Policy and Programmes

Signed on behalf of Christ Church Oxford and Dorchester Residential Management

	23.05.25
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Name CAVIN ANGELO Date

Job Title VICE MGR