

Date: 16 May 2006

TO: All Members of the Development  
Control Committee  
FOR ATTENDANCE

TO: All Other Members of the Council  
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **WEDNESDAY, 24TH MAY, 2006** at **8.30 PM**, or upon the rising of the **Strategic and Local Planning Advisory Group**, whichever is the later.

Yours faithfully

Terry Stock  
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

## **A G E N D A**

### **Open to the Public including the Press**

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement. Contact Steve Culliford, Democratic Services Officer, on telephone number (01235) 540307.

### **Map and Vision**

**(Page 3)**

A map showing the location of the venue for this meeting, together with a copy the Council Vision are attached.

### **1. Notification of Substitutes and Apologies for Absence**

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

**2. Declarations of Interest**

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

**3. Urgent Business and Chair's Announcements**

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

**4. Statements and Petitions from the Public Under Standing Order 32**

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

**5. Questions from the Public Under Standing Order 32**

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

**6. Vale of White Horse Local Plan to 2011**

(Pages 4 - 33)

To receive and consider report 7/06 of the Deputy Director (Planning and Community Strategy) and the recommendations of the Strategic and Local Planning Advisory Group.

**7. South East Plan**

(Pages 34 - 45)

To receive and consider report 8/06 of the Deputy Director (Planning and Community Strategy) and the recommendations of the Strategic and Local Planning Advisory Group.

**Exempt information Under Section 100A of the Local Government Act 1972**

None.



**OUR VISION AND AIMS**

Our Vision is to build and safeguard a fair, open and compassionate community

The Vale of White Horse District Council aims to:

Strengthen local democracy and public involvement through access to information, consultation, and devolution of power so that everyone can take part in our community and contribute to the decisions which affect our lives

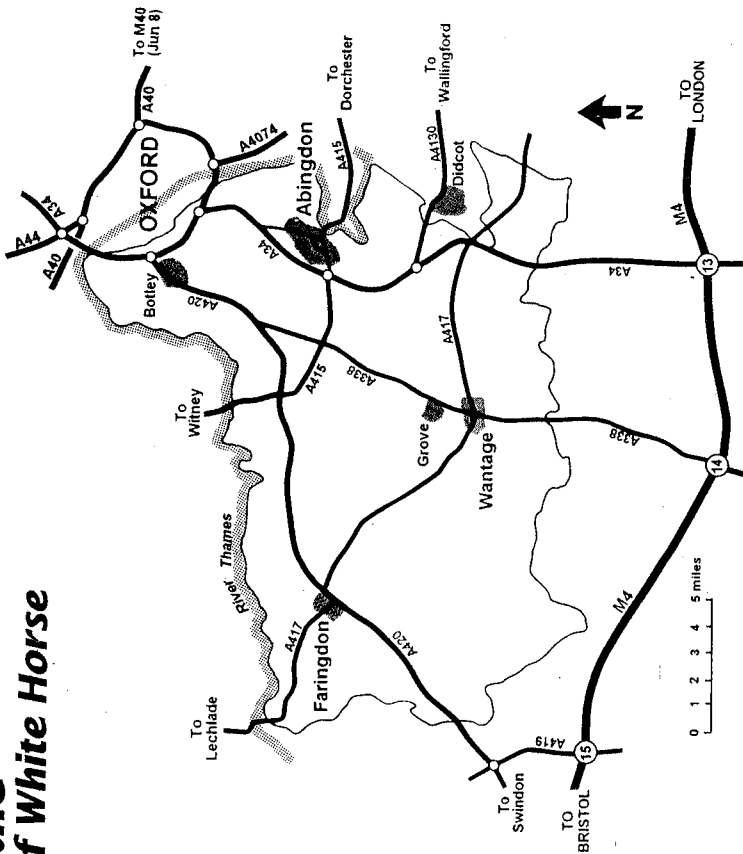
Create a safer community and improve the quality of life among Vale residents

Encourage a strong and sustainable economy which benefits all who live in, work in or visit the Vale

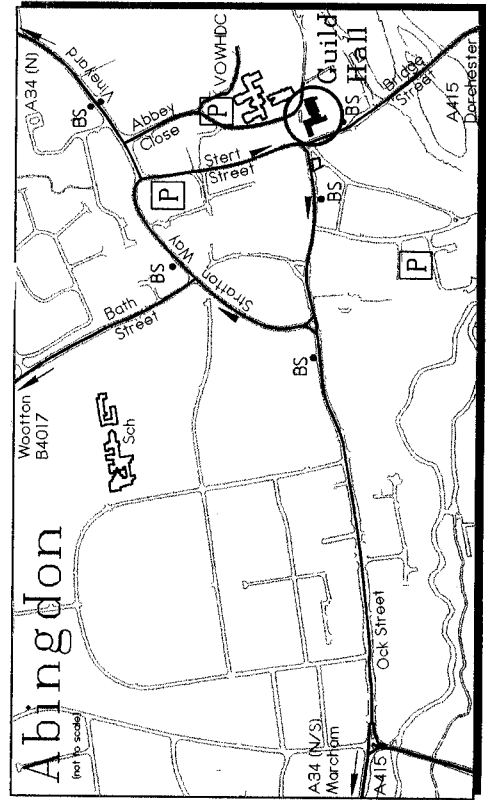
Help disadvantaged groups and individuals within the Vale to realise their full potential

Provide and support high quality public services which are effective, efficient and responsive to the needs of people within the Vale

Protect and improve our built and natural environment



Abingdon, Guildhall



KEY : BS = Bus Stop

# LOCATION MAP



REPORT OF THE DEPUTY DIRECTOR (PLANNING & COMMUNITY STRATEGY)  
TO THE STRATEGIC AND LOCAL PLANNING ADVISORY GROUP AND THE DEVELOPMENT  
CONTROL COMMITTEE  
24 MAY 2006

**Response to formal consultation on the Proposed Modifications to the Local Plan 2011**

**1.0 Introduction and Report Summary**

- 1.1 Members will recall that following the consideration of the Inspector's Report on the Local Plan 2011 the Council's statement of decisions on the Inspector's recommendations and its proposed modifications to the Local Plan were published for comment between 23 March and 4 May.
- 1.2 The purpose of this report is to consider the representations received and decide whether any further modifications should be made before the Local Plan is formally adopted.
- 1.3 Appendix 1 to this report contains a schedule of representations received together with the officers' responses and suggested recommendations to Executive and Council. Appendix 2 contains a list of policies subject to proposed modifications where no objections have been received. The Council at its meeting on 22 March agreed that such policies could be given full weight when considering planning applications.
- 1.4 The contact officer for this report are Katie Barrett, Section Head: Planning Strategy, contact Tel No: 01235 540339 and Grant Audley-Miller, Section Head (Environmental Planning & Conservation), contact Tel No. 01235 540343.

**2.0 Recommendations**

- 2.1 *That the Advisory Group and the Development Control Committee recommend the Executive to recommend Council to:*
- i) note the representations received to the Council's of decisions on the Inspector's recommendations and the proposed modifications to the Local Plan and agree the officers' observations and recommendations;*
  - ii) accept there is no justification for making further substantive changes to the Local Plan which would require the publication of further proposed modifications;*
  - iii) delegate authority to the Deputy Director (Planning and Community Strategy) to make minor editorial changes and up-dates to the Local Plan prior to adoption;*
  - iv) adopt the Local Plan as proposed to be modified and authorise officers to give notice of this decision and take the remaining necessary steps in accordance with the regulations.*

**3.0 Relationship with the Council's Vision, Strategies and Policies**

- 3.1 This report complies with the Council's vision and aims. The Local Plan will guide development in the District to 2011 and beyond.

#### 4.0 **Overview of the Representations Received**

- 4.1 A total of 276 representations were received on the Council's proposed modifications from 138 individuals and organisations. 33 representations supported the proposed modifications, 233 objected and there were 10 informal comments.
- 4.2 No objections were made to the proposed modifications in the following chapters: introduction, the future of the Vale, historic environment, natural environment and tourism. 185 of the representations (mainly objections) related to the allocation of the two sites at Botley recommended by the Inspector. The site at Tilbury Lane was the main focus of the objections and a further 17 objections were received to the loss of safeguarded land at Botley. 10 objections related to the strategic housing allocation at Grove, 2 to the Chilton Field allocation and 1 to the increased number of dwellings at the former Dow Agro site (from Letcombe Regis Parish Council).

#### 5.0 **Consideration of the Representations**

- 5.1 Members will be aware that the Council accepted all but five of the Inspector's recommendations to change the Local Plan and three of these were minor changes to the Inspector's wording which the Council proposed for clarity. The majority of the proposed modifications arise from the Inspector's recommendations to make specific changes to the plan to ensure consistency or to update the plan. Given that the Inspector has carefully considered all the objections to the Local Plan and the detailed evidence put forward at the Inquiry and given the late stage in the local plan process, officers are of the view that further substantive changes to the Local Plan would only be justified if significant additional information comes to light which alters the Council's judgement on a particular policy or proposal. However, minor wording and editorial changes and up-dates to the plan can be made without a need to advertise them as further proposed modifications. Having examined the representations received officers are of the view that no substantive changes to the plan are necessary as outlined in Appendix 1.
- 5.2 If Members believe substantive changes are necessary at this stage – such as adding or deleting a site proposed for development, or introducing, deleting or significantly amending criteria in policies – these would need to be advertised as further proposed modifications to the Local Plan. This would mean that the Local Plan could not be adopted before 22 July 2006. After this date all plans and strategies adopted by councils must be subject to an environmental assessment in accordance with Government regulations unless it is not feasible to do so. The Council at its meeting in May 2005 considered it would not be feasible to carry out an environmental assessment in accordance with the regulations at this late stage in the process and has published a statement to that effect on its web site and placed notices in the local press. Although the Council has taken Counsel's opinion and done all it can to safeguard the Local Plan in the event that it is not adopted by 22 July, there is no guarantee that it would be able to successfully defend its position if the 'not feasible' approach were tested through a high court challenge. If the court did not support the Council, the Local Plan could not be formally adopted and the Council would have to rely on the plan in its draft form until local development documents were adopted. Policies in a draft plan would not carry as much weight at a planning appeal as those in an adopted plan. Having to rely on a draft Plan would be likely to encourage planning applications on greenfield sites not allocated for development. While the requirement for an environmental assessment does not preclude substantive changes being proposed, members should be aware of the consequences of doing so.

#### 6.0 **The Next Steps**

- 6.1 The recommendations of the Advisory Group and the Development Control Committee will be considered by the Executive at its scheduled meeting on 2 June and a special meeting of Council on the 14 June. If no substantive changes are proposed requiring the advertisement of further proposed modifications a notice of intention to adopt the Local Plan will be published in the local press. After a period of four weeks the Local plan will be adopted (13 July). A further notice has

to be published and a six week period given within which legal challenges can be lodged with the high court.

- 6.2 Comments on the draft Supplementary Planning Guidance, which will give more detail on policies and proposals in the Local Plan and which were also available for comments between 25 March and 4 May, will be considered at a meeting of the Advisory Group on 26 June; Development Control Committee on 3 July; Executive on 7 July and Council on 19 July for adoption on 20 July.

RODGER HOOD  
Deputy Director (Planning & Community Strategy)

TIM SADLER  
Strategic Director

Background Papers: None

## CHAPTER 3 – GENERAL STRATEGY

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM MAP8 – Policy GS1 Development in Existing Settlements</b>	
<p>Support</p> <p><b>330/PM/1 Cranfield University</b> support the inclusion of Sudbury House within the development area of Faringdon as logical as it uses previously developed land and is contiguous with the existing development boundary.</p>	Noted
<b>PM 3.6 – Para 3.14 Development in the Oxford Green Belt</b>	
<p>Support</p> <p><b>489/PM/1 Oxford Brookes University</b> remains appreciative of the support of the District Council as expressed in the Plan and as such supports the Proposed Modification.</p>	Noted
<b>PM 3.8 – Policy GS5 Safeguarded Land</b>	
<p>Support</p> <p><b>291/PM/8 University of Oxford</b> support deletion of policy GS5 in light of the Inspector's recommendation and in relation to the allocation of land for housing at Botley.</p> <p>Objections</p> <p><b>902/PM/1 Dr Paul Sutton, 950/PM1 Mrs C Trafford and Mr L Trafford, 949/PM1 M Nash, 989/PM1 Mrs M Hayle, 954/PM1 Mr Peter A Harper-Smith, 995/PM1 Mr &amp; Mrs Hall, 901/PM1 Maureen Elliot, 906/PM1 Mrs S Dyson, 913/PM1 V Campo, 912/PM1 NJ Campo, 943/PM1 Mr G Allsworth, 947/PM1 Mr T Foster, 907/PM1 AJ O'Leary, 992/PM1 K Neller, 904/PM1 Mr S Waite &amp; Ms K Alderson</b> made the following objections:-</p> <ul style="list-style-type: none"> <li>• Land should remain safeguarded,</li> <li>• It is not a sustainable location for housing,</li> <li>• Development will increase congestion on Botley Rd/A34/A420,</li> <li>• Modification is a bad compromise destroying safeguarded land because land in Grove can't be developed as quickly,</li> <li>• No evidence that alternative sites will not be developed in time,</li> <li>• Land not needed as other areas of Cumnor/Botley are already to be developed (Timbmet),</li> <li>• There has been no proper risk assessment,</li> <li>• Agricultural land will be lost,</li> <li>• Biodiversity and local wildlife will be harmed</li> <li>• It will lead to flooding</li> <li>• Sewerage system is not adequate,</li> <li>• Schools/Nurseries do not have enough places</li> <li>• Health provision is already inadequate,</li> <li>• Car parking in the area is already at capacity,</li> <li>• Development will increase local traffic/parking</li> </ul>	<p>Noted</p> <p>Land was safeguarded for development and was excluded from the Green Belt under policy GS5 in the draft Local Plan. The land was therefore considered to be suitable for development and had been previously excluded from the Green Belt for that reason. Indeed the Council's Sustainability Appraisal showed that the sites at Tilbury Lane and Lime Road Botley were sustainable locations for development. However, because of the capacity of other allocations in the draft Local Plan, the Council considered that the land did not need to be developed to meet the Vale's housing allocation and should remain safeguarded for development beyond the plan period.</p> <p>The Inspector considered that sites allocated in the draft Local Plan at Grove and Faringdon would not be developed sufficiently quickly to meet the Vale's housing requirements and therefore considered that other allocations were required. In reaching this conclusion he considered evidence in relation to the likely speed of development on the allocated housing sites. Given the results of the Council's Sustainability Appraisal in relation to the safeguarded land the Inspector further considered that land at Tilbury Lane and Lime Road Botley might be suitable for allocation as housing sites to meet the expected shortfall on other sites. The representations which relate to the suitability of the safeguarded land for housing development were then dealt with under policy H3 in the Inspector's report. Similarly the representations made in response to the proposed modification allocating land at Tilbury Lane and Lime Road Botley for housing which are listed opposite are dealt with</p>

Response to the Proposed Modifications to the Draft Vale of White Horse Local Plan 2011

Strategic and Local Planning Advisory Group and Development Control Committee - 24th May 2006

## CHAPTER 3 – GENERAL STRATEGY

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>problems and decrease road safety/lead to more accidents,</p> <ul style="list-style-type: none"> <li>• Current residents' quality of life will be reduced,</li> <li>• Development will affect Human Rights via loss of views,</li> <li>• Anti-social behaviour and crime will increase,</li> <li>• Mixing private and local authority housing will cause problems,</li> <li>• New houses will be affected by overhead power lines,</li> <li>• Effect on OAP housing in Seacourt Rd,</li> <li>• Unsuitable cycle/pedestrian access arrangements,</li> <li>• Hazel Rd is unsuitable for access,</li> <li>• No sports facilities for children,</li> <li>• Loss of greenfield land,</li> <li>• Health and safety risks,</li> <li>• Loss of Green Belt,</li> <li>• Land should be a nature reserve,</li> <li>• Effect on water table,</li> <li>• Loss of allotments,</li> <li>• Increase in noise, particularly during construction, will disturb residents,</li> <li>• Public transport is not adequate,</li> <li>• Using Hazel Rd, Seacourt Rd, Poplar Rd or Elms Rd will cause problems,</li> <li>• Alley off Hazel Rd is not suitable for pedestrian or cycle access,</li> <li>• Development will lead to short cutting along existing roads,</li> <li>• Taxis will drop off fares at alley late at night,</li> <li>• Hazel Rd will be used as a car park,</li> <li>• Hazel Rd will not be safe for children to play in,</li> <li>• Flooding of roads will increase,</li> <li>• Development should be kept to the Fogwell Road side of Tilbury Lane.</li> <li>• Vandal proof fencing will be needed between the development and existing housing.</li> </ul>	<p>under policy H3 elsewhere in this schedule.</p> <p>The Inspector considered that the one remaining area of safeguarded land did not justify the retention of the policy. The Council agreed with this recommendation and policy GS5 has been deleted from the draft Local Plan via a modification. None of the objections which have been made justify continuing to safeguard the sites for development against the Inspector's recommendation or retaining the policy in the draft Local Plan.</p> <p><b>Recommendation: No change</b></p>



## CHAPTER 4 – GENERAL POLICIES FOR DEVELOPMENT

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM 4.8 – Para 4.20 – Provision of Infrastructure and Services</b>	
<p><b>Objection</b></p> <p><b>1004/PM/1 George Wimpey UK Ltd and Taylor Woodrow Developments Ltd.</b> This is a joint objection that Local Plan para 4.20 does not fully reflect the guidance in Circular 5/2005 (para B18-B19) that the requirement for maintenance in perpetuity only applies to facilities which are predominantly for the benefit of the users of the associated development and where assets are intended for wider public use, the costs of maintenance should normally be borne by the body in which the asset is to be rested. Additions to para 4.20 are proposed to clarify this distinction</p>	<p>This objection correctly points out that Circular 5/2005 makes this distinction and para 4.20 states that improvements will be secured through planning obligations in accordance with Circular 5/2005. Para 4.20 adds that maintenance “may be required in perpetuity” and if this is qualified as suggested below it will give clarity in accordance with the Circular and refer to the distinction that the objectors are seeking.</p> <p><b>Recommendation: Para 4.20, penultimate sentence, after “in perpetuity” add “where the facilities are predominantly for the users of the associated development.”</b></p>
<b>PM 4.9 – Policy DC8 – Provision of Infrastructure and Services</b>	
<p><b>Objection</b></p> <p><b>1003/PM/1 Thames Water</b> comments that legal agreements cannot be made to secure water and waste water infrastructure upgrades, but that it is essential that upgrades are in place to avoid unacceptable impacts on the environment such as sewage flooding and low water pressure. Thames Water is therefore seeking to modify policy DC8 to clarify that a planning condition will be used to ensure that infrastructure is provided ahead of development.</p>	<p>Local Plan para 4.20 notes Structure Plan policy G3 which states that development will not be permitted unless the necessary infrastructure is available. Government advice in PPS12 explains that one purpose of the planning system is to co-ordinate new development with the infrastructure it demands (para B4). Local Plan policy DC8 provides in summary, that development will only be permitted where the necessary infrastructure can be secured in time to serve the needs of the development and it requires that infrastructure must be provided to ensure co-ordination with development. In some cases this may be before development starts. The policy as worded therefore covers Thames Water’s concerns.</p> <p><b>Recommendation: No change.</b></p>
<b>PM 1.12 – Policy DC13 – Flood Risk and Water Run-off</b>	
<p><b>Support</b></p> <p><b>403/PM/1 Environment Agency</b></p>	<p>Noted</p>

## CHAPTER 5 - TRANSPORT

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM5.5 – Policy TR1A Integrated Transport Strategy</b>	
<p><b>684/PM/1 Maurice and Patricia Hyde</b> reiterate their opposition to a new road from Mably Way to the A417 east of Wantage.</p>	<p>The new road was examined in detail at the local plan inquiry and the Inspector who was fully aware of all the objections concluded that removing direct reference to the A417 either side of Wantage would permit wider consideration of all possible opportunities to relieve Wantage town centre and through traffic in the review of this plan in the near future. Policy TR1A now refers to a 'relief road scheme for Wantage' as recommended by the Inspector and not to a new road from Mably Way to the A417 east of Wantage.</p> <p><b>Recommendation: No change.</b></p>
<b>PM5.6 - Paras 5.21-5.24</b>	
<p><b>Objection</b></p> <p><b>323/PM/1 Williams F1</b> object to the deletion of the reference to the road north of Grove following a route south of Bellinger's Garage. This route is preferable to an alignment north of Bellinger's Garage and the reference should be retained as an indication of such preference.</p>	<p>The Inspector at the Local Plan Inquiry concluded that the reference would restrict highway design options in the light of the WAGASTS Phase 2 outcome and saw no need for references to 'the south of Bellingers Garage' to be added to the plan. The modification is in accord with his recommendation and there is no reason to modify the plan further.</p> <p><b>Recommendation: No change.</b></p>
<b>PM5.2 - Para 5.13</b>	
<p><b>Comment</b></p> <p><b>815/PM/2 Gloucestershire County Council</b> noted that since the consultation began Local Highway Authorities have had to submit their second LTP's 2006-2011 and the plan should reflect this.</p> <p><b>1002/2 Mr M Hocken</b> objects that this modification needs to be updated as a result of the submission of the full LTP.</p> <p>Mr Hocken goes on to conclude that the final paragraph of the proposed amendment PM5.2 para 5.13 is factually incorrect in a number of respects and a new concluding paragraph should be added along the lines:</p> <p>"The Local Transport Plan recognizes that measures taken to date will be insufficient to address exceedences of airborne pollutants resulting from traffic emissions in central Abingdon. As a result, consultation on the declaration of an Air Quality Management Area (AQMA) in Abingdon town centre has begun, with a view to the adoption, within a 12-18 month timeframe, of an Air Quality Action Plan (AQAP) for integration into the new Local Transport Plan. This Action Plan will be required to set "ambitious but realistic"</p>	<p>Agreed. A minor change to the wording would correct and update the plan. It would not be a substantive change and it is not necessary to advertise it as a further proposed modification.</p> <p><b>Recommendation: Second Deposit Draft Local Plan incorporating the Proposed Modifications March 2006, page 62, para 5.13, first sentence: delete 'produced' and insert 'submitted'.</b></p> <p>The Local Plan re-iterates the agreed ambitions of the Transport Plan which the Proposed Modifications correctly include. This as set out in para 5.14 is purely to set the framework for planning decisions affecting land use. The text suggested by Mr Hocken is a level of detail not appropriate for inclusion in a land use plan.</p> <p>Development proposals which would unacceptably harm the amenities of neighbouring properties and their wider environment will be considered in the context of policy DC9.</p>

Response to the Proposed Modifications to the Draft Vale of White Horse Local Plan 2011

Strategic and Local Planning Advisory Group and Development Control Committee - 24th May 2006

## CHAPTER 5 - TRANSPORT

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>targets to reduce exceedences and show that all appropriate traffic management measures to bring about such reductions have been considered. As a consequence of the AQMA declaration, the authority will be required to assess the impact of any proposed development on air quality levels within the AQMA, and ensure that <u>both</u> air quality <u>and</u> traffic assessments/travel plans will be required in respect of all development plans that could adversely affect air quality within the AQMA (see section 5.64 and 65 and TR7 [which should be amended accordingly]). The relevant development and planning guidance will be strictly enforced by the authority (in particular PPS13, PPS23 and DC10). All sustainability appraisals conducted under the Plan will need to factor in this material consideration. Should it moreover transpire that there was no public advertisement of the May 2005 decision by the Executive not to conduct an environmental assessment of the emerging Local Plan, the legal implications thereof will need to be elucidated before the Plan is finalised."</p>	<p>Public notices were displayed in the local press and Mr Hocken has been advised of this.</p> <p><b>Recommendation: No change.</b></p>
<b>PM5.4 - Para 5.19</b>	
<p><b>815/PM/3 Gloucestershire County Council</b> comment that <b>this modification needs updating due to the submission of the LTP.</b></p>	<p>Agreed. A minor change to the wording would correct and update the plan. It would not be a substantive change and it is not necessary to advertise it as a further proposed modification.</p> <p><b>Recommendation: Second Deposit Draft Local Plan incorporating the Proposed Modifications March 2006, page 65, para 5.19, first sentence delete: 'provisional' and insert 'submitted'.</b></p>
<b>PM5.5 - Para 5.24</b>	
<p><b>Objection</b></p> <p><b>276/PM/1 Grove Parish Council</b> consider that the latter part of paragraph 5.24 is not consistent with PM8.24 and PM8.29 and should be reworded.</p>	<p>Agreed. A minor change to the wording would make the Proposed Modifications consistent. This is not a substantive change and it is not necessary to advertise it as a further proposed modification.</p> <p><b>Recommendation: Second Deposit Draft Local Plan incorporating the Proposed Modifications March 2006, page 67 para 5.24 amend final sentence to read 'The Council will also require the development to fund the construction of a new road from the strategic housing site west of Grove to join the A338 north of Grove to be started early in the second phase of development and completed before any more than 1500 dwellings in total have been built on the site.'</b></p>
<b>PM5.17 and PM 5.18 – Policy TR9 Lorries and Roadside Services</b>	
<p><b>Support</b></p> <p><b>333/PM/1 Mr J Bray</b> supports the clearer definition of roadside facilities.</p>	<p>Noted.</p>

<b>Summary of Representations</b>	<b>Observations and Recommendations of the Deputy Director (Planning &amp; Community Strategy)</b>

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM 7.3 – Para 7.27 – The Need for Ecological Appraisals</b>	
<p>Support</p> <p>403/PM/2 Environment Agency</p>	<p>Noted</p>

## CHAPTER 8 - HOUSING

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM8.8 - Table 8.2</b>	
<p>815/1 Gloucestershire County Council comments that it would be clearer if the second column were changed to read 'Dwellings constructed 31/3/96 – 31/3/2005 and sites with planning permission at 31/3/05.</p>	<p>It is accepted that the heading to the column could be clearer and it would be a minor change that would not need to be advertised as a further proposed modification.</p> <p><b>Recommendation: Page 127 of the second deposit plan incorporating the proposed modifications, table 8.2 column 2: amend to read “Dwellings built since 01.04.96 and dwellings permitted at 01.04.05”.</b></p>
<b>PM8.14, PM8.15 &amp; PM8.16 – Policy H3 iv) – Housing on Land South of the A420 (both sides of Tilbury Lane)</b>	
<p><b>Support</b></p> <p>291/PM/2-6 University of Oxford</p> <p><b>Objection</b></p> <p>943/PM/2-5 Mr Allsworth, 961/PM/1 Mr Amor, 924/PM/1 Mr Asker, 925/PM/1 Mr Aspel, 981/PM/1 Mr &amp; Mrs Barrett, 983/PM/1 E Beaves, 964/PM/1 Miss J Bolder &amp; Mr Coates, 999/PM/1 Mr Bowell, 920/PM/1 Mrs Bragg, 922/PM/1 Mr Bragg, 956/PM/1 Mr Bunt, 919/PM/1 Mrs Byford, 912/PM/2-5 N J Campo, 913/PM/2-5 V Campo, 914/PM/1-4 Z Campo, 968/PM/1 A Carter, 935/PM/1 Mr &amp; Mrs Cartwright, 985/PM/1 Mr Carver, 917/PM/1 Mr &amp; Mrs Crampton, 285/PM/1 Cumnor Parish Council, 966/PM/1 Mr &amp; Mrs Durham, 406/PM/2-5 Mrs Dyson, 962/PM/1 Mr &amp; Mrs Edwards, 901/PM/2-5 M Elliott, 955/PM/1 M Erskine, 938/PM/1 M R Evans, 900/PM/1 Dr P Fisher, 930/PM/1 A Ford, 947/PM/2-5 T Foster, 948/PM/1 Mrs Gardner, 931/PM/1 G Goble, 987/PM/1 Cllr J Godden, 958/PM/1 Mr &amp; Mrs Gordon, 942/PM/1 Mr &amp; Mrs Griffiths, 995/PM/2-5 Mr &amp; Mrs Hall, 954/PM/2-5 Mr Harper-Smith, 934/PM/1 M Harris, 989/PM/2-5 Mrs Hayle, 1000/PM/1 Mr &amp; Mrs Hayward, 997/PM/1 Hazel Road Kids, 973/PM/1 A Herbert, 908/PM/1 M Holroyd, 929/PM/1 S Harper, 936/PM/1 Mr &amp; Mrs Jackson, 909/PM/1 Mr Jones, 959/PM/1 T Lee &amp; D Rescarle, 960/PM/1 L M &amp; V E Lee, 967/PM/1 H Millar &amp; J McGrath, 957/PM/1 P Milton, 972/PM/1 M G &amp; J A Maloney, 963/PM/1 Mr &amp; Mrs P Maloney, 932/PM/1 Mr &amp; Mrs Moore, 926/PM/1 Mr J Murphy, 928/PM/1 I &amp; H Naqib, 949/PM/2-5 M Nash, 939/PM/1 Dr M Neil, 992/PM/1 K Neller, 945/PM/1 Mr &amp; Mrs Newport, 965/PM/1 M Nicks, 107/PM/1-3 North Hinksey Parish Council, 998/PM/1 Mrs O'Dell, 940/PM/1 Mr &amp; Mrs O'Donoghue, 982/PM/1 G Ogle, 907/PM/2-5 A O'Leary, 915/PM/1 K O'Rourke, 911/PM/1 Oxford Association of Hotels &amp; Guest Houses, 933/PM/1 C Pearson, 952/PM/1-4 S &amp; R Pickles, 988/PM/1-5 J Porter, 977/PM/1 A Poynter, 980/PM/1 A &amp; P Pritchard, 916/PM/1 Mr &amp; Mrs Puffett, 937/PM/1 Mr &amp; Mrs Purbrick, 976/PM/1 E Rankin, 903/PM/1-3 Dr A Reeve, 991/PM/1 Mrs R Reid, 986/PM/1 Mrs Rivers, 984/PM/1 B Roberts, 923/PM/1 M G &amp; J M Roberts, 970/PM/1 C Ross, 944/PM/1-3, C &amp; S R Ryde, 941/PM/1</p>	<p>Noted</p> <p>Many of the objections cover matters that the Inspector considered in detail at the local plan inquiry and reported in his report, e.g. the sustainability of the site, the landscape and visual contexts of the site and whether the site should continue to be safeguarded (paras 8.7.11-8.7.18). Evidence submitted by the Council to the inquiry confirmed that major service providers had no objections to the principle of development on the H3 Botley sites. These major service providers have been reconsulted following the Inspector's recommendation to allocate the Botley sites. None objects to the principle of development subject to further comment on the details of the housing schemes. Many of the objections relate to detailed concerns that will be examined in more detail at the planning application stage.</p> <p>The objections have been listed in the left hand column. In order to structure the Council's response, a number of issue headings have been set down below.</p>

Response to the Proposed Modifications to the Draft Vale of White Horse Local Plan 2011

Strategic and Local Planning Advisory Group and Development Control Committee - 24th May 2006

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Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>V Sadler, 921/PM/1 Mr &amp; Mrs Seggin, 918/PM/1 G Sheppard, 946/PM/1 Mr &amp; Mrs Smith, 978/PM/1 D Stevens, 927/PM/1 Mr &amp; Mrs Sutherland, 902/PM/2-5 Dr P Sutton, 979/PM/1 M Swain, 993/PM/1 C Tasker, 975/PM/1-3 P &amp; L Terry, 910/PM/1 Tilbury Lane Neighbourhood Watch, 950/PM/2-5 Mr &amp; Mrs Trafford, 904/PM/2-5 S Waite &amp; K Alderson, 990/PM/1 J &amp; M Walker, 905/PM/1-3 Mr &amp; Mrs Webb, 951/PM/1 JD Webb, 996/PM/1 K &amp; T Weston, 969/PM/1 Mr &amp; Mrs Woodley, 971/PM/1 C Wortham, 994/PM/1 J Wright, 974/PM/1 Mrs B E Young made the following objections:-</p> <ul style="list-style-type: none"> <li>• Land should remain safeguarded;</li> <li>• It is not a sustainable location for housing;</li> <li>• Development will increase congestion on Botley Road/A34/A420;</li> <li>• Modification is a bad compromise destroying safeguarded land because land in Grove can't be developed as quickly;</li> <li>• No evidence that alternative sites will not be developed in time;</li> <li>• Land not needed as other areas of Cumnor/Botley are already to be developed (Timbmet);</li> <li>• There has been no proper risk assessment;</li> <li>• Agricultural land will be lost;</li> <li>• Biodiversity and local wildlife will be harmed;</li> <li>• It will lead to flooding;</li> <li>• Sewage system is not adequate;</li> <li>• Schools/nurseries do not have enough places;</li> <li>• Health provision is already inadequate;</li> <li>• Car parking in the area is already at capacity;</li> <li>• Development will increase local traffic/parking problems and decrease road safety/lead to more accidents;</li> <li>• Current residents' quality of life will be reduced;</li> <li>• New development will reduce the value of existing houses;</li> <li>• High density housing will be out of character with the area;</li> <li>• Development will affect Human Rights via loss of views;</li> <li>• Antisocial behaviour and crime will increase;</li> <li>• Mixing private and local authority housing will cause problems;</li> <li>• New houses will be affected by overhead power lines;</li> <li>• Effect on OAP housing in Seacourt Road;</li> <li>• Unsuitable cycle/pedestrian access arrangements;</li> <li>• Hazel Road is unsuitable for access;</li> <li>• No sports facilities for children;</li> <li>• Loss of greenfield land;</li> <li>• Health and safety risks;</li> <li>• Loss of Green Belt;</li> <li>• Land should be a nature reserve;</li> <li>• Effect on water table;</li> <li>• Loss of allotments;</li> <li>• Increase in noise, particularly during construction, will disturb residents;</li> <li>• Public transport is not adequate;</li> <li>• Using Hazel Road, Seacourt Road, Poplar Road</li> </ul>	<ul style="list-style-type: none"> <li>• Safeguarded Land: This land has never been part of the Green Belt. Its location between the built-up area and the edge of the Green Belt meant that it was safeguarded for future development to be released for development through the development plan process at the appropriate time. The Inspector has taken the view that this site should now be released for development (para 8.7.17).</li> <li>• Sustainability: In his report the Inspector accepts that this is a sustainable site (para 8.7.11) and accordingly, it can be allocated.</li> <li>• Land Supply: One of the reasons the Inspector allocated the site was because he concluded that more land needed to be identified to meet the strategic housing requirement. In coming to this conclusion the Inspector sets out, principally in paras 8.2.6, 8.2.7 and 8.2.8, his reasoning with regard to the development of these sites and other sites such as Grove. Further comment with regard to this matter is set out in the Council's response to PM3.8 on policy GS5.</li> <li>• Highways: The County Surveyor accepts that there is no objection to the principle of 150 dwellings on the site subject to a transport assessment and technical and safety audits. These assessments and audits would, in total, cover technical issues with respect to the design of the junction and access issues in the wider area. When a more detailed housing scheme has been prepared it will be possible to more critically assess how the site's footpaths and cycle paths should link to the surrounding area. It is not currently proposed that there would be any vehicular access to the site from Hazel Road, Seacourt Road, Poplar Road or Elms Road. Vehicular access will be along Fogwell Road. During the construction phase there will be some disturbance and the Council will use its planning and other powers to ensure that this is kept to a minimum and that no construction work takes place outside agreed times.</li> <li>• Local Infrastructure: In commenting on the site's sustainability, the Inspector noted its proximity to a range of services and facilities (para 8.7.12). As referred to above, none of the major service providers has an 'in principle' objection to the development. One of the purposes of the planning system is to enable those responsible for the provision of infrastructure and facilities to plan on the basis of a clear picture of development in the community. Where new infrastructure is required, local plan policy DC8 seeks to ensure the coordination of its provision with the needs arising from the development.</li> <li>• Pylons: National Grid, which is responsible for these overhead power lines, has commented that the balance of scientific evidence is against the electric and magnetic fields from the power lines resulting in adverse health impact although it recognises that there are concerns about this issue. The Council's Environmental Health Officers do not disagree with this view. The proposed</li> </ul>

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Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>or Elms Road will cause problems;</p> <ul style="list-style-type: none"> <li>• Alley off Hazel Road is not suitable for pedestrian or cycle access;</li> <li>• Development will lead to short cutting along existing roads;</li> <li>• Taxis will drop off fares at alley late at night;</li> <li>• Hazel Road will be used as a car park;</li> <li>• Hazel Road will not be safe for children to play in;</li> <li>• Flooding of roads will increase;</li> <li>• Development should be kept to the Fogwell Road site of Tilbury Lane;</li> <li>• Vandal proof fencing will be needed between the development and existing housing;</li> <li>• Notification of this proposed development to local residents was unsatisfactory.</li> </ul>	<p>housing is the same distance from these power lines as the Fogwell Road housing estate to the west.</p> <ul style="list-style-type: none"> <li>• Foul and Surface Water Drainage and Water Supply: These matters are all the responsibility of Thames Water. As referred to above, Thames Water has no "in principle" objection although together with the Environment Agency it will investigate these matters in more detail at the planning application stage. The identification of these sites in the local plan will enable Thames Water to plan on the basis of a clear picture of development in the community.</li> <li>• Parking: The County Council, as the Highway Authority has published parking standards which the Council will apply to the new development. Indiscriminate parking is always a possibility in the neighbourhood but it would be unreasonable to require the new site's parking to be in excess of the County Council's standards.</li> <li>• Density: A development of 150 dwellings on this site is approximately 40 dwellings to the hectare. This is consistent with the advice in Government guidance (PPG3) and with policy H14.</li> <li>• Character of Area: In his report the Inspector took into account many factors, including the existing character of the site and the surrounding area and the agricultural quality of the land (para 8.7.13-15) and his recommendation to allocate the site was a balanced view of all these factors. The Inspector concluded that the land on both sides of Tilbury Lane was required to help meet the strategic housing requirement. The Government believes it is important to create inclusive communities. It does not accept that different types of housing and tenures make bad neighbours. The Local Plan's policies need to provide dwellings that will meet the needs of existing and future residents. Other local plan policies seek a high standard of design which will have regard to the existing character of the area and neighbouring amenities and the provision of landscaping and open space for outdoor play and informal recreation.</li> <li>• Crime: As referred to above, the development will be designed to a high standard, and the Council has a policy which seeks to reduce crime through careful design (DC3).</li> <li>• Wildlife: The land is not identified as having any special nature conservation value and consultation with the County Ecologist has not revealed anything that would preclude development. Policy NE1 can require an ecological appraisal to be carried out if necessary.</li> <li>• Water Table: The Environment Agency notes that the site lies above a minor aquifer, but has no "in principle" objection to the development. A flood risk assessment will be required with any planning permission.</li> <li>• House Values: The end result of the local plan includes provision for additional development in the most sustainable way. How new development may or may not affect property values is not a material consideration in the allocation of land for housing.</li> <li>• Scheme Design: The Inspector's recommendation to allocate this site establishes the principle of housing. The details of the development will be the subject of public comment when the planning application is submitted to the Council.</li> </ul>



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Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p><b>Objection to H3 iv) allocation boundary</b></p> <p><b>291/PM/1 University of Oxford</b> objects that the north-eastern boundary of the allocated land is not consistent with the northern most extent of the existing housing in Hazel Road to the east of the site, as recommended in the Inspector's report (para 8.7.18).</p>	<ul style="list-style-type: none"> <li>Human Rights: As referred to above, the Inspector's recommendation to allocate the site was a balanced view having taken into account all the factors involved. The landscape surrounding the settlement was one of the factors considered. The Local Plan has been prepared accordingly to the legal context.</li> <li>Notification: In the earlier stages of the Local Plan's preparation, no housing development was proposed on this site. It is only as a result of the Inspector's recommendations that the site is now allocated. The feelings of the local residents that such a significant change should not take place at such a late stage in the plan making process are recognised. However, the publication of the proposed modifications was an opportunity to inform the public of this change to the Local Plan in accordance with the appropriate legal procedures.</li> </ul> <p><b>Recommendation: No change.</b></p> <p>In allocating this land the Inspector did refer to consistency with the northern most extent of the existing housing. However, the Inspector also explained that this land should be released (from its safeguarded status) to meet housing needs (Report para 8.217). The north-eastern boundary of the allocated land is exactly the same as the former boundary of the safeguarded land and the boundary of the Green Belt. To change the allocation as the objector suggests would encroach on land currently designated as Green Belt. As the Inspector did not recommend that land should be released from the Green Belt, it is considered that the Inspector's recommendations have been properly interpreted.</p> <p><b>Recommendation: No change</b></p>
<b>PM8.14, PM8.15 &amp; PM8.16 – Policy H3 v) – Land south of Lime Road</b>	
<p><b>Support</b></p> <p><b>137/PM/2-5 Bovis Homes</b></p> <p><b>Objection</b></p> <p><b>943/PM/1 G Allsworth, 956/1 D Bunt, 912/2-5 N J Campo, 913/2-5 V Campo, 914/2-5 Z Campo, 406/2-5 Mrs S Dyson, 901/2-5 M Elliott, 955/1 M Erskine, 900/1 Dr P Fisher, 947/2-5 T Foster, 987/1 Cllr J Godden, 985/2-5 Mr &amp; Mrs Hall, 954/2-5 P Harper-Smith, 989/2-5 Mrs M Hayle, 949/2-5 M Nash, 939/1 &amp; 2 Dr M Neil, 992/2-5 K Neller, 107/1-3 North Hinksey Parish Council, 907/2-5 A O'Leary, 988/1 J Porter, 977/1 A &amp; M Poynter, 903/1-3 Dr A Reeve, 944/1 C &amp; S Ryde, 941/1 V Sader, 902/2-5 Dr P Sutton, 950/1 C &amp; L Trafford, 904/2-5 S Waite &amp; K Alderson, 905/1-3 Mr &amp; Mrs Webb, 970/1 &amp; 2 C Wortham</b></p> <p><b>Objections</b></p>	<p>Noted</p> <p>These objectors made representations to the proposed modifications which referred to both the Lime Road and Tilbury Lane sites. Technically, therefore, they made objections to the Lime Road site. However, having looked at these objections in detail, it is clear that none of these objections is to the allocation at Lime Road. Their objections to the Tilbury Lane site are considered in the section above.</p> <p><b>Recommendation: To note that these objections have been addressed in the section dealing with H3 iv) above.</b></p>

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p><b>987/PM/1 Cllr J Godden, 939/PM/1-2 Dr M Neil, 107/PM/1-3 North Hinksey Parish Council</b> object to the allocation at Lime Road for the reasons which are summarised below;</p> <p>Highways: The site is at the inner end of a suburban residential estate &amp; development could have an adverse effect on the existing pleasant residential roads which are inadequate to support such a large number of additional houses.</p> <p>Local Facilities / Infrastructure: Botley is not a sustainable area for development in terms of local facilities, which are already stretched and an increase in housing would over- burden them.</p> <p>Foul Drainage: The existing foul drainage infrastructure is already under pressure in the Botley area. The system will be further stretched with the additional dwellings.</p> <p>Surface Water: The drainage infrastructure is already under pressure in the Botley area. The system will be further stretched with the additional dwellings especially after heavy rain.</p> <p>Bridle Path: Concern that the proposed development would cause the loss of the bridle path which links to Lime Road.</p> <p>Parking: There are already parking problems on the roads near the proposed development. It will be important that the proposed development includes adequate off-street parking.</p> <p>Density: The proposed density of the development (total 130 dwellings) is considered to be excessive.</p> <p>Landscape: The Inspector noted that the hedgerows and woodlands provided visual containment which screened the site to the west. However, some of these trees have</p>	<p>Highways: Oxfordshire County Council's 'Residential Road Design Guide' notes that a major access road (a type 3 road) is one of the principal access roads into a neighbourhood. A minor access road (type 4) may take access from a type 3 road and, as a loop, may serve up to 200 dwellings. The guide also prescribes the design of the junction of the two roads (by reference to the 'X' &amp; 'Y' distances). The objector's evidence to the local plan inquiry included a drawing which showed the proposed access arrangements to the site. Lime Road is a major access road (type 3) and the minor access road into the site is a type 4 road. The objector's access arrangements comply with the guidance given in the County Council's guide.</p> <p>Local Facilities/Infrastructure: In commenting on the site's sustainability, the Inspector noted its proximity to a range of services and facilities (para 8.7.4). The Council is not the providing agency for these services but, by identifying the site in the local plan, the various agencies will be able to plan on the basis of a clear picture of development in the community. There have been no objections in principle from the service providers to housing development on this site.</p> <p>Foul and Surface Water Drainage: Thames Water has a legal duty to receive and treat the foul drainage in its area and to provide surface water drainage. The identification of the site in the local plan will enable Thames Water to plan on the basis of a clear picture of development in the community. There has been no objection from Thames Water to the principle of 130 dwellings on this site.</p> <p>Bridle Path: A public bridleway runs along the north western boundary of the site. This bridle way lies outside the site and will not be lost when the site is developed.</p> <p>Parking: The County Council, as the Highway Authority has published parking standards which the Council will apply to new development.</p> <p>Density: Government guidance (PPG3) on residential densities encourages development at between 30 and 50 dwellings per hectare. The objector's evidence to the local plan inquiry explains that the site has an area of some 3.8 ha and that, in line with the government advice, it would yield between 160 -200 dwellings. However, given the site's irregular shape and the need to provide a landscaped context, the objectors proposed a site capacity of 130 dwellings. This is the figure that the Inspector has chosen. It represents a density of just over 34 dwellings per hectare.</p> <p>Landscape: The Council's Arboricultural Officer visited the site in mid 2003 and again following the reports that some of the trees were being felled. In 2003 he reported that none of the trees was worthy of a Tree Preservation Orders and recommended to the planners that the outer fringe of growth around the site should be</p>

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<p>been cut down. The proposed development should be conditioned to ensure that the associated trees are preserved.</p> <p>Consultation: Objection on the basis that the proposal for the development has been made without proper consultation.</p>	<p>left. At a recent visit, he observed that a lot of activity had been going on but that no trees had been felled that he would have objected to and the outer row of trees had been retained. When the detailed proposals for the site's development are submitted, the Council will require a landscaping scheme to be submitted as part of the application.</p> <p>Consultation: The proposed modification allocating the site has been made following the Inspector's recommendation. The publication of the proposed modifications has been carried out in accordance with the appropriate legislation. The Council is satisfied that it followed the legally required procedures.</p> <p><b>Recommendation: No change.</b></p>

### PM8.17 – 8.19 - Policy H4 – Housing Sites in Faringdon

<p><b>The Former Nursery</b></p> <p><b>882/1 Bernadette Disborough</b> objects to development as the existing Folly Park with its beautiful wild flowers, birds, badgers and muntjacs will become a walk through area with litter and noise. It will lose its beauty, tranquillity and wildlife. The new residents will not work in Faringdon, there is poor public transport, the doctors surgery is full and water pressure is poor. More business units are not needed as half the existing ones are empty and people don't want to lose the existing cricket ground. The Council should tidy up the entrance to Faringdon which is unwelcoming.</p> <p><b>Land at Winslow and Coxwell House</b></p> <p><b>339/1 Mr &amp; Mrs Knapp</b> support the allocation of land at Winslow and Coxwell House as a residential site and its inclusion within the development boundary of the town. It will provide a sustainable urban extension to the town.</p>	<p>The Inspector considered that the major extension to Folly Park would significantly improve the availability of public open space and protect the environmental and ecological interest of the area for future generations. He also considered that the part of the site identified for employment development was suitable for that use and that additional land would help arrest the town's relative economic decline and retain its role as a service centre. He also considered the relocation of the cricket ground should result in a material enhancement of local sporting facilities. Although people walk on the land allocated for housing and leisure use there is no public right of access except the permissive path from Nursery View to the existing Folly Park.</p> <p><b>Recommendation: No change.</b></p> <p>Noted.</p>
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### PM8.20-8.32 – Policy H5 – Housing West of Grove

<p><b>PM 8.20 Para 8.23</b></p> <p><b>Support</b></p> <p><b>397/PM/4 Persimmon Strategic Land (Western) and 291/PM/1 University of Oxford</b> support PM 8.20</p> <p><b>PM8.23 Para 8.29</b></p> <p><b>Support</b></p> <p><b>334/PM/1 Crown Technology and 406/PM/1 Grove 2000 plc</b> support PM 8.23</p> <p><b>Objection</b></p> <p><b>1001/PM/1 Grove RFC</b> consider the proposed modification is in contradiction with policies DC8; DC9; NE10; H9; CF1; L1; L3; L13 and to the intentions behind other relevant</p>	<p>Noted</p> <p>Noted</p> <p>The local plan Inspector considered that the first phase of new housing at least ought to be served principally from the south to Mably Way. He concluded that the realignment of Denchworth</p>
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<p>paragraphs of the plan.</p> <p><b><u>PM8.24 Para 8.29a</u></b></p> <p><b>Support</b></p> <p><b>397/PM/6 Persimmon Strategic Land (Western) support PM 8.24</b></p> <p><b>Objection</b></p> <p><b>276/PM/1 Grove Parish Council</b></p> <ul style="list-style-type: none"> <li>• ask that attractiveness is defined in the first sentence.</li> <li>• what improvements are envisaged to the Mably Way /A338 junction/roundabout because they have concerns on the traffic management and the ability to improve access to this junction.</li> </ul>	<p>Road south or a suitable alternative road, as suggested in the Council's pre-inquiry change to para 8.29, to facilitate a safe and satisfactory main vehicular access into the site from Mably Way would be an essential component of the first phase of development, rather than any increased use of Newlands Drive or Cane Lane. The Inspector did not recommend the specific line that has been proposed by the developers and other options can be considered.</p> <p><b>Recommendation:</b> No change</p> <p>Noted</p> <p>This is clarified in paragraph 3.3 of the SPG for the site which makes it clear that the attractiveness of the link from Grove to Mably Way to vehicular traffic will help to reduce the tendency for traffic to access the site through Grove village.</p> <p>The precise improvements to be carried out are too detailed for the local plan. They will be considered in the Traffic Impact Assessment and form part of the planning application for the site. The Inspector fully endorsed the need to increase the attractiveness of the southern link to the A338 via Mably Way but did not consider it necessary to specify the exact nature of such improvements. There is no reason to disagree with the Inspector's recommendation.</p> <p><b>Recommendation: No change</b></p>
<p><b><u>PM8.25 Para 8.33</u></b></p> <p><b>Support</b></p> <p><b>397/PM/1 Persimmon Strategic Land (Western) supports the deletion of the requirement for the payment of commuted sums for 25 years.</b></p> <p><b>Objection</b></p> <p><b>397/PM/2 Persimmon Strategic Land (Western) objects to the requirement that "in the case of outdoor playing space this may be required in perpetuity".</b></p>	<p>Noted</p> <p>See response to Rep No 1004/PM/1 under the General Policies for Development Section of this schedule.</p>
<p><b><u>PM8.26 Para 8.33</u></b></p> <p><b>Support</b></p> <p><b>397/PM/5 Persimmon Strategic Land (Western) support PM 8.26</b></p> <p><b><u>PM8.29 – Policy H5 – Strategic Housing Site West of Grove</u></b></p>	<p>Noted</p>

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<p><b>Objection</b></p> <p><b>397/PM/3 Persimmon Strategic Land (Western)</b> object as they do not consider that policy H5 needs to refer to the commencement date for the road but just the deadline by which it must be completed. They consider there are no benefits in specifying an early start date if completion is not required until 1,500 dwellings are built. Practically, this means the road would be built in its entirety and building it in phases will only add to disruption during construction. For practical purposes the road is likely to be built in one phase, which will be determined by the planning and construction programme, and is more properly dealt with in the Environmental Statement. This might determine that the road should be built early for other reasons but the only policy requirement should be when the road is completed. The policy should be amended to read “xiv) A new road from the site to the A338 North of Grove to be completed before any more than 1,500 dwellings in total have been built on the site.”</p> <p><b>684/PM/2 Maurice &amp; Portia Hyde</b> reiterate their opposition to the new road from Mably Way to the A417 east of Wantage.</p> <p><b>PM8.32</b></p> <p><b>Objection</b></p> <p><b>317/PM/7 Persimmon Strategic Land (Western)</b> object because they do not consider it reasonable to seek contributions towards an unquantified, unplanned and uncosted road until there is a defined timed, published route and programme in place.</p> <p><b>1007/PM/1 Mr Wooster</b> in commenting on the proposed modifications raises the following points</p> <ul style="list-style-type: none"> <li>The Local Plan does not include a whole site sustainability plan for the UKAEA Harwell site, and considers it important because the County Council has allocated another 1,400 dwellings to Grove. The area for future industrial expansion at UKAEA Harwell does not need the large area north, about 47 hectares. Will the Council explain the use of the other brownfield sites too.</li> </ul>	<p>The Local Plan Inspector felt that in the interests of clarity and certainty for all concerned for the policy and text to also refer to a specific number of new units being built before the new road link from the site to the A338 is completed. He was essentially content that reversion to the revise deposit version of part xiv a) should ensure that the provision of the new road to the north of Grove would come at a time before the development of the new housing to the west creates significant highway safety or congestion issues within the existing built up area of the settlement or at the A338 junction to the east. He considered for a number of reasons that no more than 1,500 dwellings should be built before the new road is completed. This he concluded would place start of construction squarely within the (amended) second phase of development from 2011 to 2016. The start date ‘early in the second phase’ is not specific and flexible. Given the land ownership issues, and particularly the Common Land it is important that these issues are addressed as early as possible. There is therefore no reason to disagree with the Inspector’s recommendation which gives clarity to the plan by giving some flexibility to the start date but clearly setting out the timing for the completion of the road.</p> <p><b>Recommendation:</b> No change See response to Rep No 684/PM/1 under the Transport Section of this Schedule.</p> <p>The Inspector was satisfied that the reference in para 5.23 to the hoped for relief road for Wantage is appropriate as a long term objective, providing that it remains a general reference to a scheme, rather than to any specific route or proposal. It was his view that it is reasonable in the circumstances to have a policy seeking contributions towards such provision as a result, even if construction does not commence within the plan period, so that all new development in the locality may be assessed for pro-rata contributions, in accordance with the levels of additional traffic to be generated. The Council has no reason to disagree with the Inspector’s recommendation.</p> <p><b>Recommendation: No change</b></p> <p>The Inspector gave consideration to the proposition put forward by Mr Wooster and other objectors that new housing should be located at empty employment sites outside settlements, such as the Harwell Campus rather than on the edge of Grove. He concluded ‘Overall I have no doubt that such a dispersed distribution of new housing would lead to a less sustainable pattern of development’ (para 3.1.10. of his report). The Council understand that UKAEA is intending to have an approach where the views of all the landowners of the site can be taken into account in producing a whole site approach for the future of the site. There is however, no reason for this local plan to contain a sustainability appraisal of that site.</p> <p>The County Council has not allocated another 1400 dwellings to Grove. The draft South East Plan proposes 3,400 dwellings at</p>

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Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<ul style="list-style-type: none"> <li>• The planning windfall at St Mary's School will provide another massive development area within Wantage.</li> </ul> <p>Mr Wooster shares the concerns of the 286 members of the public listed by BDOR</p> <ol style="list-style-type: none"> <li>1 Flooding concerns</li> <li>2 Respect for the canal</li> <li>3 Connections between main roads and the development site</li> <li>4 General increase in numbers and congestion</li> <li>5 Access from the South East</li> <li>6 Need to improve transport infrastructure</li> <li>7 There being no economic linkage to where people might work</li> <li>8 Concerns about supporting funding</li> <li>9 Shared sports facilities</li> <li>10 People having too many bad experiences left from the past when you have been involved with developers promising and then not delivering on the other two large housing estates built at Grove</li> <li>11 There is a serious issue of lack of public trust in what is taking place</li> </ol> <p>Concern that the SPG for Grove reads that the land slopes to the south, while the reverse is true.</p> <p>The Minister of State does not support opening more main line stations nor is any rail operator interested in this proposition.</p> <p>The planning officers have never visited Steventon to monitor the existing impact current rail operators have on this village and the likely impact additional traffic could have on the operation of two level crossing gates.</p> <p>Contributions towards off site strategic road building cannot be justified and within S106 contracts.</p> <p>Questions the lack of connection the major development at Grove will have to appropriate employment prospects, whilst water customers cannot be expected to pay for a road to connect Grove to the A34, there is no certainty of a reservoir its drainage or location. This project (at Grove)</p>	<p>Grove and Wantage over the next 20 years which is 900 more than the allocation on the airfield.</p> <p>The Inspector also had before him the concerns of Mr Wooster and his views on the potential of St Mary's School and UKAEA Harwell, as well as many alternative sites put forward by other objectors but he endorsed the allocation at Grove.</p> <p>Except for items 10 and 11 all these matters were considered in depth by the Inspector at the Local plan Inquiry.</p> <p>Only part of the site slopes to the south and the officers will be recommending changes to the draft SPG to reflect this.</p> <p>The Inspector recognised that the station was not a pre-requisite of the H5 allocation scheme proceeding, as Grove is a sustainable location in its own right. The Inspector was fully aware of the uncertainty surrounding the re-opening of the station but recognised that the allocation of the land for the station does not require or assume that it will be completed within the plan period to 2011. Similar conclusions were reached by the Panel at the EiP into the Oxfordshire Structure Plan 2016.</p> <p>No technical reasons have been raised either by Network Rail or the County Council as Highway Authority to the allocation of land for the station and any potential impacts that it may have on these level crossings. It is unlikely that the opening of Grove Station would result in an increase in the number of trains because the line is already operating at capacity.</p> <p>The Inspector confirmed the transport improvement required in policy H5. Notably the Inspector confirmed that it was reasonable in the circumstances to have a policy requiring a link road to the A338 north of Grove and seeking contributions towards a relief road scheme for Wantage. The Inspector in his report at para 8.11.7 stated "In conclusion I accept the Council's judgement that the proposed urban extension to the west of Grove is in a sustainable location in PPG3 terms. I also agree with the EIP Panel that major housing development here would help serve the needs of the expanding employment base in southern Oxfordshire, eg at H/C, MP and Didcot."</p>

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<p>questions both the validity of sustainability credentials along with the survey methodology used to select this site for development in the first instance, rather than the abundant brownfield land available.</p> <p>The amount of flood water from a large Grove development is of no use to a canal, the land drains in the opposite direction towards the railway and Hanney village.</p>	<p>The Inspector having had considerable evidence put before him at the Inquiry about flooding, relating to both on site and off site drainage concerns considered at para 8.12.4 of his report, 'that there need therefore be no objection in principle to the development of the site for new housing.'</p> <p>The Council has previously agreed with the Inspector's recommendations as they relate to Mr Wooster's comments and as all the matters raised by the objector now have been put to the Inspector there is no reason to amend the plan at this stage.</p> <p><b>Recommendation:</b> No change</p>
<b>Policies H5 and H5 – Proposed Housing at Didcot and Grove</b>	
<p><b>299/1 GOSE</b> comments that for these two large sites to be developed successfully the plans of other organisations will have to be aligned. This includes the Local Transport Plan recently submitted to the Department of Transport and GOSE which should be explicit about what it will do to enable the proposals to be fully implemented. All parties should work together in a pro-active and co-ordinated way.</p>	<p>Noted. The Integrated transport strategies should help ensure that all parties work together in a co-ordinated way.</p>
<b>PM8.44 - Policy H8A – Housing on the Harwell/Chilton Campus</b>	
<p><b>837/1 Ken Messer and 1006/1 Dilys Messer</b> object to housing at Chilton Field as it is mainly greenfield, encroaches on the AONB and will be very visible from the Ridgeway. It is not advisable to bring so many houses close to a nuclear establishment, the Rutherford Appleton Laboratory and the Diamond Synchrotron. Would like to see a risk assessment or health and safety report.</p>	<p>The Inspector considered that providing the eastern part of the site is retained as open space the development would be no more harmful to the landscape of the AONB than the original scheme and from the Ridgeway would be seen against the back drop of the extensive buildings on the Harwell Campus. Accordingly he endorsed the revised siting of the scheme proposed in the second deposit plan. An Environmental Impact Assessment for landscape impact is being carried out as part of the current planning application. Moving the allocation further south from that in the adopted and first deposit plans puts a greater distance between the housing and the Rutherford/Appleton Laboratories and the licenced nuclear site. The Health and Safety Executive has not objected to the application for 275 dwellings on the site.</p> <p><b>Recommendation: No change</b></p>
<b>PM8.45 - Policy H8B – The Former Dow Agro Sciences Site in Letcombe Regis</b>	
<p><b>166/1 Letcombe Manor Estate</b> supports the allocation of the former Dow site for up to 100 dwellings in accordance with the Inspector's recommendation. It meets the minimum density requirement of 30 dwellings a hectare and is on previously developed land which could be re-used for employment purposes. The Inspector concluded that it would not harm the character or appearance of the settlement, the conservation area, listed buildings, AONB, the amenities of neighbours or the interests of highway safety.</p>	<p>Noted.</p>

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<p><b>284/1 Letcombe Regis Parish Council</b> objects to policy H8B and its related text which should be removed from the Local Plan. It considers that the proposed modification for 100 dwellings has been based solely on the Inspector's recommendation and the Council has failed to take account of more detailed technical information.</p> <p>Traffic – When considering the application for 99 dwellings the County Council objected because the site could generate between 787 and 1049 trips a day. This is significantly more than the previous use which generated about 635 trips a day.</p> <p>Fallback position – The fear of the Inspector that the site would fall into decay is unlikely to materialise given the investment made to purchase it. If permission for 99 dwellings was refused there would be another application for a lower number or a residential care village.</p> <p>The site has been vacant for a number of years and a legal position could be taken that the employment use has been abandoned. The buildings do not lend themselves easily to an alternative or more intensive business use. In any application to redevelop the site for business use matters such as operational practices, job numbers and traffic generation could be controlled so as not to cause undue harm. The Inspector's concern that the site could be used for a more intensive employment use is unlikely to materialise.</p> <p>Landscape – The Inspector noted that the site was not prominent within the AONB because of the 'berm' along the southern boundary. However, the applicants propose to remove the 'berm'. The AONB officer objected to the application for 99 dwellings and its likely impact on the AONB was one of the reasons for refusal.</p> <p>The Call In – The Inspector noted that the application for 44 dwellings was called in mainly because of the low density proposed. This is not strictly the case as the call in letter refers to a number of issues.</p> <p>Perceived benefits – The Inspector notes that a large scheme would be more likely to support local facilities, but that additional residents might not prevent further losses, let alone reverse recent trends. The Parish Council considers the retention of open spaces would exist whether</p>	<p>The Council carefully considered the Inspector's recommendation and the concerns of the Parish Council before taking its decision. Most of the points made by the Parish Council were fully debated by members in March when decisions were taken on whether to accept the Inspector's recommendation.</p> <p>During the local plan inquiry the County Council as highway authority was sent the objector's traffic assessment relating to some 100 dwellings on the former Dow site. The County Council accepted the evidence was sound and although there were concerns about the level of growth proposed in a small village with very few services and facilities no objections were made by the County on transport grounds. In response to the subsequent application for 99 dwellings an objection was lodged on transport grounds. When the County Council was asked to clarify its position it considered that a B1 use could generate some 1547 trips a day - significantly more than 100 dwellings, and that even if the business traffic was halved the difference between it and the trips that could be generated from 100 houses would not be of such significance that a refusal could be confidently sustained. The Highway Authority advised they would not object to the allocation of up to 100 dwellings in a letter dated 10 March 2006.</p> <p>The Council did not base its decision on whether to accept the Inspector's recommendation of up to 100 dwellings on a belief that the site would otherwise fall into decay. An application for a residential care village has now been made, however the proposed allocation of the site for housing development should be considered on its own merits.</p> <p>The site has been vacant for about four years, but its use has not been abandoned. Further advice will be given on this at the meeting. In view of the existing buildings on the site and their previous use the Council considered that it would not be possible to refuse an application for a well designed office scheme of about 8,000 square metres. On a floorspace for floorspace replacement basis a requirement to restrict job numbers and traffic generation on the site could not be justified. It may also be possible to refurbish and adapt the existing buildings for employment use without the need for planning permission.</p> <p>The retention or removal of the berm is a detailed matter that could be resolved at the planning application stage. Its retention as part of a landscaping scheme could be required and would not preclude the development of 100 houses on the site.</p> <p>It is accepted that the call in related to a number of matters. However, in relation to the density issue, after careful consideration, the Inspector concluded the site would be suitable and appropriate for a well designed housing scheme at the PPG3 minimum density of 30 dwellings a hectare.</p> <p>The Inspector and the Council did not base their decisions solely on the perceived benefits referred to by the Parish Council. The Inspector also took into consideration the benefits of: resolving the future of a vacant site and the removal of a number of unsightly structures through a redevelopment that makes a positive contribution to the conservation area, the AONB and the</p>

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<p>this development went ahead or not and the provision of additional affordable housing should not over-ride the principle of developing at a smaller scale.</p> <p>Historic Buildings – The Inspector considered the Manor House and stables were not worthy of retention, but he did not have available to him documents from Dow suggesting that these buildings make a positive contribution to the conservation area and should be retained.</p> <p>The Appeal – Allocating the site for 99 dwellings would destroy the Council’s chance of successfully arguing against the development, possibly to such an extent that costs would be claimed by the appellants.</p>	<p>character of the village as a whole; making the best use of previously developed land; retaining the Lodge; contributions to improving local bus services and cycling and walking links to Wantage; and identifying a site that could make an early contribution to the dwellings requirement in the district. The Council took into these factors into account when reaching its decision and also the Inspector’s view that achieving the PPG3 minimum density need not be harmful to the character or appearance of the settlement, the conservation area, the AONB, the setting of listed buildings, the amenities of neighbours and the interests of highway safety.</p> <p>The Manor House and stables are not listed buildings. A scheme for 100 dwellings could be developed to incorporate these buildings. It is a detailed matter that does not preclude an allocation for 100 dwellings on the site.</p> <p>If the residential care village is permitted the applicants have stated that this appeal will be withdrawn. If the appeal goes ahead and if the Local Plan is adopted with policy H8B as proposed to be modified, the Council would alter its reasons for refusal, making an award of costs against it unlikely.</p> <p><b>Recommendation: No change.</b></p>
<b>PM8.47 – 8.48 - Policy H10 – Development in the Larger Villages</b>	
<p><b>342/1 DPDS Consulting</b> supports the increase from 9 to 15 dwellings and the deletion of criterion i) as both will allow best use to be made of previously developed and unused land.</p>	<p>Noted.</p>
<b>PM8.50 – 8.51 - Policy H11 – Development in the Smaller Villages</b>	
<p><b>342/2 DPDS and 3 Consulting</b> supports the increase from 1 or 2 dwellings to 4.</p> <p><b>342/7 and 8 DPDS Consulting</b> objects to all the dwellings in smaller villages having to be small dwellings, which according to the definition in policy H15 would have one or two bedrooms. This is inflexible, could have design implications where the site is surrounded by larger properties and may not give choice where there are already a good number of such properties. It is inconsistent that four dwellings in an H10 village do not have to be small, but they all do in an H11 village. Both large and small dwellings could support the social and economic well-being of these villages. The policy could lead to land and buildings remaining unused. It is an over complicated interference in the housing market and expecting all dwellings to be of one type is unreasonable. Even without the reference to ‘small’ dwellings there may be circumstances where small dwellings would be provided. Rather than defining ‘small’ in this context it would be preferable to delete the references to small in paragraph 8.58 and policy H11 and the sentence in 8.58 referring to it being consistent with the housing needs survey.</p>	<p>Noted.</p> <p>In the context of this policy small need not necessarily mean having one or two bedrooms. The Inspector considered that limiting a site to one or two dwellings would tend to encourage the provision of large detached properties when the site was capable of taking more and this would not meet the need for smaller units. He considered the approach to the size of dwellings in this context should take account of site specific factors including comparability with nearby properties. It is considered that further advice could be given in the lower case text to say that in the context of this policy ‘small dwellings’ will include up to three bedroom properties. This change is a minor clarification which is not necessary to advertise as a further proposed modification.</p> <p><b>Recommendation: Page 155 of the second deposit plan incorporating the proposed modifications, paragraph 8.58: change the sentence starting “This is consistent with .....” to read “In the context of this policy schemes may include dwellings which are not overly large of up to three bedrooms where this is consistent with the objective of</b></p>

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Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>widening housing opportunity and choice”.</b>	
<b>PM8.52 – 8.54 - Policy H12 – Development Elsewhere</b>	
<p><b>342/4 DPDS Consulting</b> supports allowing 1 or 2 dwellings within the built-up areas of the smallest villages.</p> <p><b>342/9 and 10 DPDS Consulting</b> objects to the inclusion of the word ‘small’ in the policy and supporting text for the reasons given in relation to their objection to policy H11 above.</p> <p><b>815/4 Gloucestershire County Council</b> note a spelling mistake in ‘equestrian’.</p>	<p>Noted.</p> <p>See response to objection 342/7 and 8 to policy H11 above.</p> <p>Noted. This will be corrected.</p>
<b>PM8.55 – 8.59 - Policy H15 – Widening Housing Opportunity</b>	
<p><b>342/5 and 6 DPDS Consulting</b> supports the replacement of ‘requirement’ with ‘expectation’ and the deletion of the proposed removal of permitted development rights.</p> <p><b>342/11 DPDS Consulting</b> objects to setting the threshold for small dwellings with 1 or 2 bedrooms on sites as small as 5 dwellings. The threshold should be increased to 10 dwellings. This would give a sufficient critical mass to be amenable to notions of dwelling mix.</p> <p><b>137/1 Bovis Homes</b> the requirement for 50% of the dwellings to have two bedrooms or less is contrary to PPG3 which requires mixed and balanced communities and a choice of housing. Each application should be negotiated on a site by site basis at the planning application stage. The policy should be amended to accord with paras 9 and 10 of PPG3. Failing this the words ‘where appropriate’ should be inserted at the start of the criterion for small dwellings.</p> <p><b>299/2 GOSE</b> comments that the policy and text do not clarify which settlements have a population greater or less than 3,000 people.</p>	<p>Noted.</p> <p>In the interests of achieving one and two bedroom dwellings in villages (principally those in policy H10) the Council considered that a five dwelling threshold was appropriate. The objector has not put forward any sound evidence as to why this is not feasible.</p> <p><b>Recommendation: No change.</b></p> <p>The policy is proposed to be modified so that the ‘requirement’ for 50% one and two bedroom properties is an ‘expectation’ which gives more flexibility. The policy will help to achieve mixed and balanced communities and is in accordance with the housing needs survey which shows a significant shortage of one and two bedroom dwellings in the coming years. The Inspector specifically supported the inclusion of a policy seeking that around 50% of new dwellings are of two bedrooms or less in principle. The rewording of the policy suggested by the objector does not accord with the Inspector’s recommendation and would not give certainty and clarity.</p> <p><b>Recommendation: No change.</b></p> <p>This could be included as a footnote to the policy for information. As it is not a substantive change but a matter of fact it would not need advertising as a further proposed modification.</p> <p><b>Recommendation: Page 161 of the second deposit local plan as proposed to be modified, policy H15: add a footnote against ‘3,000’ to say ‘Those settlements with more than 3,000 people are Abingdon, Botley, Faringdon, Grove, Wantage and Kennington’.</b></p>
<b>Policy H16 – Affordable Housing</b>	
<p><b>299/3 GOSE</b> comments that there is also a need for clarification with this policy regarding those settlements with more or less than 3000 people.</p>	<p><b>Recommendation: Add a footnote to policy H16 as for policy H15 above.</b></p>

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<b>PM9.6 Para 9.36</b>	
Objection	

## CHAPTER 9 – COMMUNITY SERVICES &amp; FACILITIES

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p><b>838/PM/1 Mono Consultants Ltd</b> object to the retention of the first line in para 9.36 as a means of making clear the Council's attitude to telecommunications development on its own land. They point out that the Inspector in his report made it clear that policies relating to the Council's own land should not form part of a development plan. The policies should relate to all new development.</p>	<p>The Inspector in his report recommended the deletion of the whole of para 9.36. The remaining line in para 9.36 however is merely a statement of fact regarding the Council's corporate policy for telecommunication development on its own land and is retained for completeness.</p> <p><b>Recommendation: No change.</b></p>
<b>PM9.7 Para 9.37</b>	
<p><b>Objection</b></p> <p><b>838/PM/2 Mono Consultants Ltd</b> object to the retention of the last line in para 9.37 to make clear how the Council will scrutinise proposals that site telecommunications equipment near children. They point out that the Inspector in his report recommended the deletion of the entire paragraph as PPG8 states that Councils should not impose their own precautionary policies and that para 9.35 adequately addresses the issue of health and sensitive locations.</p>	<p>The Inspector in his report did recommend the deletion of the whole of para 9.37. The remaining line in para 9.37 (now at the start of para 9.38) however usefully explains to Local Plan users that the Council will carefully scrutinise proposals for the installation of telecommunication equipment near children. It is not a precautionary policy but complements the health information set out in para 9.35.</p> <p><b>Recommendation: No change.</b></p>

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM10.7 – Para 10.71 – Use of Canal to Alleviate Drainage Problems in the Area</b>	
<p><b>Objection</b></p> <p><b>403/PM/3 Environment Agency</b> object to using the canal to alleviate drainage problems because of:</p> <ul style="list-style-type: none"> <li>• drainage problems and increased risk of flooding elsewhere;</li> <li>• difficult maintenance and management of water levels and flood flows;</li> <li>• water levels having a negative effect on wildlife and ecology (wildlife and habitat on the banks and ecologically sensitive areas);</li> <li>• pollution from surface water run-off;</li> <li>• erosion of banks causing bank instability</li> </ul>	<p>The Inspector in his report considered the Environment Agency's objection to the statement that the Wilts and Berks Canal could be investigated to alleviate local drainage problems. He concluded that as the Environment Agency would be a formal consultee in relation to any such proposals it need not therefore be concerned that any potentially negative impact on the land drainage network, including ecology, pollution, erosion or flooding would or could be ignored. He therefore proposed para 10.71 of the local plan should remain.</p> <p><b>Recommendation: No change.</b></p>
<b>PM10.8 – Paragraph 10.72a</b>	
<p><b>403/PM/4 Environment Agency</b> support this proposed modification.</p>	<p>Noted.</p>
<b>PM10.9 &amp; PM10.10 – Development Close to the Canal will be expected to contribute to its restoration</b>	
<p><b>403/PM/4, 403/PM/5 Environment Agency</b> object to these proposed modifications for the same reasons as to 10/7 above.</p>	<p>See response to PM 10.7 above.</p>

## CHAPTER 11 – THE ECONOMY OF THE VALE

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM 11.6 – Policy E4 Grove Technology Park</b>	
<p>Support</p> <p><b>406/PM2 Grove 2000 plc</b> supports the deletion of the restriction on single users occupying more than 2.4ha of Grove Technology Park from para 11.41 and Policy E4.</p>	Noted
<b>PM 11.7 – Para 11.59 Harwell/Chilton Campus</b>	
<p>Support</p> <p><b>398/PM2 UKAEA, CLRC, NRPB &amp; MRC</b> support the deletion of paragraph 11.59.</p>	Noted
<b>PM 11.9 – Policy E7 Harwell/Chilton Campus</b>	
<p>Support</p> <p><b>398/PM3 UKAEA, CLRC, NRPB &amp; MRC</b> support the deletion of criteria i) from policy E7.</p> <p>Objections</p> <p><b>406/PM1 Grove 2000 plc</b> objects to the deletion of criteria i) from policy E7 on the basis that the removal of the 240,000m<sup>2</sup> floorspace limit would be unsafe and unsatisfactory given that the council has yet to conduct an Employment Land Review and there is no evidence base for making decisions about either the scale or location of employment sites.</p> <p><b>321/PM1 MEPC Ltd</b> objects to the deletion of criteria i) from policy E7 on the basis that the removal of the 240,000m<sup>2</sup> floorspace limit would be unsafe and unsatisfactory given that the council has yet to conduct an Employment Land Review and there is no evidence base for making decisions about either the scale or location of employment sites.</p>	<p>Noted</p> <p>The Inspector was fully aware of the need to conduct an Employment Land Review but considered that he had sufficient evidence before him in relation to employment to make recommendations about the scale or location of employment sites. The modification is in accord with his recommendation and the council has no reason to disagree with the Inspector's recommendation. <b>Recommendation: No change</b></p> <p>The Inspector was fully aware of the need to conduct an Employment Land Review but considered that he had sufficient evidence before him in relation to employment to make recommendations about the scale or location of employment sites. The modification is in accord with his recommendation and the council has no reason to disagree with the Inspector's recommendation. <b>Recommendation: No change</b></p>
<b>PM 11.17 – Policy E12 Main Single User Employment Sites at Grove and Wantage</b>	
<p>Support</p> <p><b>406/PM3 Grove 2000 plc</b> supports the deletion of policy E12 but considers that there is no case for inclusion of the employment sites in policy E10. Such sites should only be included under policy E10 following an Employment Land Review which the Council has yet to carry out.</p>	<p>The Inspector was fully aware of the need to conduct an Employment Land Review but considered that he had sufficient evidence before him in relation to employment to make recommendations about employment sites. The modification is in accord with his recommendation and the council has no reason to disagree with the Inspector's recommendation. <b>Recommendation: No change</b></p>

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## CHAPTER 11 – THE ECONOMY OF THE VALE

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM 11.18 - Policy E14</b>	
<p>Support</p> <p><b>321/PM3 MEPC Ltd</b> supports the deletion of the phrase “AND NOT TO SERVE THE NEEDS OF THE WIDER AREA” from criteria i) as otherwise the policy would be unwieldy and impractical.</p> <p><b>398/PM1 UKAEA, CLRC, NRPB &amp; MRC</b> support the deletion of the final 10 words of criteria i) of policy E14.</p>	<p>Noted</p> <p>Noted</p>
<b>PM 11.20 – Policy E16 Steventon Storage Facility</b>	
<p>Objection</p> <p><b>321/PM2 MEPC Ltd</b> objects to the deletion of the reference to relocation of the storage facility to another site within policy E16, as it provides the policy basis for moving forward with the idea of relocation. It would be much harder to achieve this with no policy framework. Also the modification countenances the loss of 44,540m<sup>2</sup> of employment floorspace without the evidence from an Employment Land Review.</p>	<p>The Inspector was fully aware of the need to conduct an Employment Land Review but considered that he had sufficient evidence before him in relation to employment to make recommendations about employment sites. The modification is in accord with his recommendation and the council has no reason to disagree with the Inspector's recommendation.</p> <p><b>Recommendation: No change</b></p>
<b><u>Informal Comments</u></b>	
<b>PM 11.7 – Policy E7 Harwell/Chilton Campus</b>	
<p><b>479/PM1 The Highways Agency</b> is concerned about the deletion of the floorspace limit from criteria i) of policy E7. However the Agency considers that these concerns may be better addressed as part of the development of the Local Development Framework. The Agency agrees that there is merit in expanding employment in this area but considers that work is needed to ensure that the campuses transport needs can be serviced in a sustainable manner and that there is a local balance between housing and employment. Phasing of one or both may be required.</p>	<p>The concerns of the Highways Agency are noted. The Agency will be consulted as part of the development of the Local Development Framework in relation to the Harwell/Chilton Campus.</p>

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<b>PM12.1 - Para 12.8</b>	
<p>Objections</p> <p><b>1005/PM/1 W M Morrison Supermarkets Plc</b> object that the wording does not correctly reflect the guidance in PPS6.</p>	<p>Agreed. A change to the wording of para 12.9 would update the plan. As it is merely a description of PPS advice it would not be a substantive change and it is not necessary to advertise it as a further proposed modification.</p> <p><b>Recommendation: Draft Local Plan March 2006, incorporating the Proposed Modifications, page 268, para 12.8 from the second sentence to end of paragraph substitute ‘ PPS6 emphasises the role of existing town centres, clearly stating that the government’s key objective for town centres is to promote the vitality and viability by:</b></p> <ul style="list-style-type: none"> <li>• <b>planning for the growth and development of existing centres; and</b></li> <li>• <b>promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.</b></li> </ul> <p><b>There are other Government objectives which need to be taken into account in the context of the key objective above:</b></p> <ul style="list-style-type: none"> <li>• <b>enhancing consumer choice and allow genuine choice to met the needs of the entire community;</b></li> <li>• <b>supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and</b></li> <li>• <b>improving accessibility, ensuring good access by a choice of means of transport.’</b> </li></ul>
<b>PM12.3 - Para 12.17</b>	
<p>Objections</p> <p><b>1005/PM/2 W M Morrison Supermarkets Plc</b> object as the paragraph should be updated to reflect the update of the 1996 retail study.</p>	<p>Agreed. A further change to the wording of para would correct and update the plan. As it is merely a factual description of the completion of the study it would not be a substantive change and it is not necessary to advertise it as a further proposed modification.</p> <p><b>Recommendation : Draft Local Plan incorporating the Proposed Modifications March 2006 page 271, para 2.17: delete the paragraph and replace with ‘In 2004 the Council commissioned Nathaniel Lichfield to carry out a review of their 1996 study. This, together with the recent town centre composition study, underpins the shopping policies in this chapter, as set out below.’</b></p>



**Policies proposed to be modified where no objections have been received.**

GS1  
GS2  
GS7  
DC1  
DC3  
DC13  
DC18  
TR1  
TR3  
HE2  
NE12  
H1  
H2  
H6  
H7  
H9  
H10  
H16  
H17  
H23  
H24  
CF5  
L1  
L13  
L19  
E1  
E4  
E10  
E11  
E12  
E15  
E16  
T4

The only policies where there are outstanding objections are:

GS5  
DC8  
TR1A  
H3  
H4  
H5  
H8A  
H8B  
H11  
H12  
H15  
E7  
E14

REPORT OF THE DEPUTY DIRECTOR (PLANNING & COMMUNITY STRATEGY)  
TO THE STRATEGIC AND LOCAL PLANNING ADVISORY GROUP AND THE DEVELOPMENT  
CONTROL COMMITTEE  
24 MAY 2006

**Formal Consultation on the draft South East Plan Submitted to the Government**

**1.0 Introduction and Report Summary**

- 1.1 The South East England Regional Assembly (SEERA) submitted the draft Plan for the South East to Government in March this year. It is the Regional Spatial Strategy for the South East and sets out how the region will develop to 2026. It follows extensive public consultation – this Council having commented on the emerging plan in March 2005 and the draft housing figures in October 2005. When approved, the South East Plan will replace current regional guidance (RPG9) and the Oxfordshire Structure Plan, and will become part of the development plan for the district. It will form the context within which the Council's Local Development Framework (LDF) will be prepared and will be a significant material consideration when planning applications are determined. It will provide the context for other key regional strategies and incorporate the regional transport strategy. The closing date for comments is 23<sup>rd</sup> June 2006.
- 1.2 All Members of the Council have been sent an Executive summary of the draft South East Plan. Copies of all the documents submitted including the full draft plan, pre-submission consultation statement, sustainability appraisal, implementation plan and monitoring framework are available in the local services points in Abingdon and Wantage, the Council Office in Faringdon and the Members Lounge in Abbey House.
- 1.3 This report summarises the key features of the draft plan as they affect the Vale and outlines a proposed response from the Council. Section 4 of this report outlines and comments on the main features of the region-wide policies and section 5 focuses on the policies for Central Oxfordshire and the housing figures for the Vale of White Horse. A report on the South East Plan incorporating where appropriate the views of the Advisory Group and Development Control Committee will be considered by Executive on 2 June and Council on 14 June. Relevant sections of the draft Plan have been circulated to assistant and deputy directors and a workshop of officers held to help formulate the Council response.
- 1.4 The Key dates for the next steps of the South East Plan are as follows:
- |                          |   |  |
|--------------------------|---|--|
| 31 August 2006           | - | the Panel publishes matters to be discussed at the Examination in Public and the participants to be invited            |
| End of September         | - | comments on matters and participants due   |
| 23 October               | - | final list of matters and participants published   |
| 9 November               | - | participants' statements to be submitted   |
| 28 November              | - | Examination in Public starts   |
| 28 November-15 December  | - | regional and general matters to be discussed   |
| 16 January 2007–30 March | - | sub-regional matters to be discussed   |
| 27 February – 9 March    | - | Gatwick, London Fringe, Western Corridor, Oxfordshire and Milton Keynes and Aylesbury Vale sub regions to be discussed |
| End of July 2007         | - | Panel Report due.  |
- 1.5 The contact officer for this report is Katie Barrett, Section Head (Planning Strategy) telephone number 01235 540339

## 2.0 **Recommendations**

2.1 *It is recommended that the Executive recommends Council to make representations on the South East Plan as set out in Sections 4 and 5 of this report.*

## 3.0 **Relationship with the Council's Vision, Strategies and Policies**

3.1 This report complies with the Council's vision and aims. The South East Plan will have a significant bearing on all the Council's strategies and including those related to land use planning.

## 4.0 **The Main Features of the Draft Plan with Officer's Comments**

### **General Comments**

4.1 Overall the main aims and objectives of the draft plan and the thrust of the core strategy are welcome, and officers believe it should generally be supported. However, on a practical note the policies in the main are too long, repetitive and are a mixture of aspiration, process and policy. While this is understandable to some extent as it is a spatial rather than a traditional land-use plan, greater clarity is needed in defining what specifically is intended as policy as the document will become part of the development plan for the district within which local development documents must fit and against which planning applications will be determined. It is somewhat surprising that the Vision and Core Strategy sections of the plan (Section C) contain no specific policies to enshrine the preferred spatial approach and agreed scale of development to be achieved. There would be greater clarity if the core strategy section contained appropriate, focussed and concise policies: these would not need repeating elsewhere in the Plan. To implement the proposals in the draft Plan effectively will have significant implications for the future work of this Council and the resources needed to carry it out (see particularly paragraphs 4.8, 4.12, 4.15 and 4.20 below). **Officers consider these general comments should be forwarded to the Panel.**

### **The Scale of Development and the Preferred Spatial Strategy** (Section C pages 28-39) of the draft Plan

4.2 **Headlines** -The strategy proposes an annual average growth level of 28,900 dwellings a year and assumes an economic growth rate of 3% per annum gross value added (GVA) for the first ten years of the plan. A growth figure for the economy after 2016 will be incorporated in a review of the plan.

4.3 The preferred spatial strategy is to

- promote sustainable development in all parts of the South East
- ensure development only takes place when necessary infrastructure is available or will be provided in time
- address intra-regional disparities
- support strategic development at the growth areas (Thames Gateway, Ashford, Milton Keynes) and in South Hampshire
- support economic growth which minimises pressures on land and labour
- use existing Green Belt designations to control urban growth.

As stated in paragraph 4.1 above, there are no specific policies included to give clarity and focus to the spatial strategy.

4.4 **Comment** – It is understood that central Government considers that the South East should be accommodating significantly higher levels of growth than proposed in the draft plan and GOSE has commissioned consultants to assess a housing distribution based on higher levels of

growth. This Council previously endorsed a growth figure of 32,000 dwellings a year. However, Members should be aware that 45% of respondents to the previous consultation supported growth at 25,500 dwellings a year or less. In reaching the overall figure the Regional Assembly also took account of housing need, the impact of development and its deliverability. Taking account of the need for major investment in infrastructure and affordable housing, your officers would not dissent from the scales of growth proposed provided the assumptions about economic growth beyond 2016 are updated and included in a revised Plan in the next 5-6 years. The spatial strategy should be broadly supported, particularly the commitment to maintain existing Green Belt designations and to address intra-regional disparities which should help to reduce pressures on the increasingly congested western parts of the region. **Officers consider that the proposed levels of growth and the spatial strategy should be broadly supported, subject to adequate infrastructure being provided and the assumptions about economic growth beyond 2016 being updated and included in a revised plan in the next 5-6 years.**

#### **Cross Cutting Policies** (Section D1, pages 42-54)

- 4.5 **Headlines** - There are cross cutting policies to promote sustainable development and mitigate and adapt to climate change, reduce resource use, promote sustainable construction methods, provide infrastructure, use public land, ensure inter-regional connectivity, focus development in urban areas and regional hubs (including Oxford), reduce inter-regional disparities, retain Green Belts and identify strategic gaps, support an aging population and conserve and enhance the environment and quality of life.
- 4.6 **Comment** – These policies are broadly welcomed, particularly the emphasis on protecting existing Green Belts (policy CC10a), the conservation and enhancement of the environment and quality of life (policy CC12); the intention to keep the scope for further links with the South West Region under review as this is particularly important for this Council in view of the proposed expansion of Swindon (policy CC7); the aim to concentrate development within the urban areas and seek 60% of development on brownfield land (policy CC8a); and addressing intra-regional disparities (policy CC9).
- 4.7 The emphasis on development not proceeding until the infrastructure is available or will be provided in time (policy CC5) is welcome having been a consistent concern of this Council. There will be a key role for the local strategic partnerships to inform and co-ordinate the plans and strategies of the separate organisations to support the growth proposed in the Plan. However, your officers have concerns that the funding gap that too often exists between what the development industry can provide through legal agreements and the total investment needed to provide sustainable communities will not be filled by central Government or local taxation. If there is a funding gap the Planning Inspectorate will have to be prepared to refuse applications at appeal solely on this basis if we are not to experience growth and development without the infrastructure local authorities consider necessary. The objective of achieving sustainable development is welcome (policy CC1), but the criteria to achieve it, including good governance and using sound science responsibly, do not relate directly to the definition of sustainable development and lack clarity on implementation. The policy to prevent the coalescence of settlements by defining strategic gaps (policy CC10b) is potentially useful but it is regrettable that it will only apply to settlements each with a population of 10,000 or more as it is often the rural character and separate identity of villages that need protecting from nearby urban growth. As an example Wantage and Grove have populations of approximately 11,000 and 7,500. The population of Grove is unlikely to exceed 10,000 until around 2013/14.
- 4.8 The policies to reduce the region's 'resource footprint' (CC2-CC4) are important but they are likely to have a significant impact on the future work of local authorities through the measures highlighted including improving the energy efficiency of new and existing buildings, promoting carbon sinks, encouraging the development and use of renewable energy, reducing the amount of biodegradable waste land filled, ensuring the new and existing buildings stock is resilient to the impacts of climate change, incorporating sustainable drainage measures and high standards of water efficiency in new and existing building stock, and increasing flood storage capacity.

Policies relating to the increased efficiency of resource use are a key feature, including promoting energy and water efficiency standards that exceed current building regulations and new buildings that provide a proportion of energy demand from renewable resources and are built using low-impact materials. Many of these policy 'requirements' for new developments go beyond existing building regulations and Government planning guidance and it is difficult to see how they can be implemented effectively and speedily through the development control process.

Building regulations would be a more efficient way improving the quality of new development and representations should be made accordingly to Government. **Officers consider the cross cutting policies should be broadly welcomed and policies CC7, CC8a, CC9, CC10a and CC12 specifically supported. Policy CC5 on infrastructure should be supported and the need for it to be implemented effectively and for major investment from central government highlighted. Comments should also be made on policies CC1 and CC10b as set out in para 4.7 above and policies CC2-CC4 as set out in paragraph 4.8.**

#### **Economy** (Section D2, pages 55-71)

- 4.9 **Headlines** - The draft plan has a range of policies to promote important business sectors and clusters, provide a good range of sites and premises, improve skills and training, promote the development of ICT enabled sites, maintain and enhance the most economically successful parts of the region (including Central Oxfordshire) and address the structural economic weakness of the under performing areas.
- 4.10 **Comment** – The employment policies promote economic development with insufficient reference to achieving this through sustainable economic growth, instep with the labour force of the area. This is particularly important as employment grew faster than population between 1991 and 2001 resulting in a tightening of the labour market. Policy RE1 for example supports regionally important clusters but with no reference to achieving this in a sustainable way. Criterion i) of the policy requires local development documents to ensure land and premises are available to meet their requirements without reference to other factors. Members will be aware that Harwell and Milton Park contain important business clusters. Indeed the Government announced in the 2006 budget its decision that the Harwell site should be developed as the Harwell Science and Innovation Campus. Given the concentration of science based enterprises at Harwell and the major investment in Synchrotron, pressure for further economic growth building on the current successes of the area can be expected especially as the Inspector recommended, and the Council accepted, the removal of the 1986 floorspace limits. Significant investment in public transport and other non-car modes will be needed to these sites, but even with this the single largest constraint to the development of Harwell and Milton Park will be congestion on, and the capacity of, the A34. Clear guidance is needed at an early stage from Government as to what measures will be taken, or whether congestion on the A34 will inhibit growth in the area generally. It should be noted that the A34 is designated in the plan as an inter-regional corridor (See Communication and Transport section).
- 4.11 There are two specific points of concern with policy RE2 which contains a list of criteria for identifying employment land. One of the criteria refers to intensifying the use of existing sites. This could be used to justify and promote unsuitable rural sites and should be reworded to refer to 'existing sustainable sites'. The policy also supports non-land based businesses on farm sites which could result in the construction of new buildings for commercial purposes in the countryside. This would be contrary to PPS7 which states that new buildings in the open countryside away from existing settlements should be strictly controlled. It should refer instead to 'existing rural buildings'. Policy RE5, which seeks to reduce intra-regional disparities and promote smart economic growth (defined as maximising the productive value of the workforce, land and natural resources) should be supported. However, the definition of smart growth needs more clarity and explanation, particularly with the reference to natural resources, and it should refer to "employment land" rather than just "land".
- 4.12 Members should be aware that if such policies are taken forward local authorities will be

expected to be involved in future work that could have significant implications for staffing and resources, including regular employment land reviews, developing delivery mechanisms to unlock sites with economic development potential, promoting business clusters, developing skills and promoting advances in ICT and changing work practices. **Officers consider that objection should be made to the lack of reference to sustainability issues in the employment policies (particularly policies RE1 and RE2). Concern should be expressed that the development of the regionally important business clusters at Milton Park and Harwell could be inhibited by congestion on the A34 and this needs resolving at an early stage. Objection should be made to the last part of policy RE2 which refers to supporting non-land based businesses on farms. Policy RE5 on reducing intra-regional disparities should be supported but clarification sought on the definition of smart growth.**

#### **Housing** (Section D3, pages 72-91)

- 4.13 **Headlines** - The draft South East Plan policies provide for an average annual building rate of 28,900 dwellings in the South East between 2006 and 2026. This figure includes an allowance for the backlog of current housing need in 2001 and local authorities will have to say specifically how this has been addressed. The Vale is given an annual build rate of 575 dwellings equating to a total of 11,500 dwellings over the 20 years. The figure assumes that the 3,000 dwellings proposed at Didcot in addition to the current provision in local plans will be split equally between the two districts. The plan states that further advice will be given by the County Council as part of this consultation exercise. Any over or under delivery to 2006 in relation to RPG9 levels should be addressed in LDDs. The focus of development will be on previously developed land. There should be a mix of housing types, sizes and tenures, 25% should be social housing for rent and 10% other forms of intermediate housing. Densities should achieve a regional average of 40 dwellings a hectare. There is an emphasis on high standards of design and making better use of the existing housing stock. There will be an early partial review of the Plan in the light of local gypsy and traveller assessments.
- 4.14 **Comment** – The housing figures for the Vale are discussed in more detail in section 5 of this report. Putting this issue on one side it is considered that the bulk of the other housing policies should be generally supported particularly the requirement that LDDs should specify housing tenure (policy H4) the emphasis on raising the quality of design (policy H5) and improving the existing stock (policy H7). However, it is not considered necessary to adjust the figures in policy H1 to take account of any over or under supply to 2006 in the context of the 20 year plan as the completion figures for 2005 were available to the Assembly. In any event it is not possible to relate the district housing figures to those in RPG9 as they are on a county wide base only. Similarly it is difficult to see how the Council can demonstrate that the backlog of unmet need is being met (policy H1) as some 60% of the need cannot be disaggregated to the district level.
- 4.15 Members should also again be aware of the resource implications of the future work that local authorities are expected to undertake if the plan is to be implemented as currently proposed. Work will include housing delivery action plans, urban potential studies, housing need and market assessments which identify the full range of housing needs in their areas, comprehensive policy guidance on financial viability of affordable housing, empty homes strategies, guidance for the design of new housing that encourages sustainable construction methods and address the implications of changing lifestyles and incentives for small households to move from large to smaller dwellings. Gypsy and traveller accommodation assessments are currently being undertaken by ACTVAR. Oxfordshire currently has a relatively high number of caravans on authorised sites (318) and a relatively low number on unauthorised sites (26). **Officers consider that policies H4, H5 and H7 should be supported and concerns should be expressed about policy H1 for the reasons given in para 4.14.**

#### **Communications and Transport** (Section D4, pages 92-103)

- 4.16 **Headlines** - This chapter forms the Regional Transport Strategy (RTS) within which other strategies, including those of the Highways Agency and the rail industry and local transport

plans, should be developed. Policies promote managing the transport system to make the most of existing capacity (including road pricing and charging, more demanding yet flexible parking standards and a requirement that all major travel generating developments as identified in local development documents must have travel plans by 2011) and investment in non-car modes of access (walking, cycling, public transport and ICT). The transport system is to be upgraded to support the international and inter-regional movement corridors (including the A34) and regional hubs and spokes (Oxford is a regional hub with the A420 to Swindon one of its spokes). The Plan suggests there should be no further growth at Heathrow and Gatwick beyond that already agreed and encouragement is given to Southampton airport to enhance its role as an airport of regional significance. Similarly there is a policy to enhance the role of Southampton port for car ferries and deep sea containers. Up to three locations for rail freight inter changes are to be identified and submissions are likely to be made at the Examination in Public.

- 4.17 **Comments** – The policies are based largely on the existing RTS which the Council has previously supported. However, there are concerns that significantly enhancing the port at Southampton could increase the use of the A34. While its designation as an international and inter-regional corridor (policy T1) is both welcomed and is to be supported as it may justify additional investment, it must be recognised that the road is an important local artery in Oxfordshire which supports development of regional significance including the important business clusters at Harwell, Milton Park and Oxford. **Officers consider that the identification of the A34 as an inter-regional movement corridor in policy T1 where investment will be prioritised should be supported subject to the caveat above. Comment should be made that policy T1 should specifically support and promote investment in the transport infrastructure necessary to support the growth proposed in the sub-regional strategies. The identification of the A420 as a regional spoke should be supported (policy T2). An objection should be lodged as there are no policies to promote the east-west rail link or rail passenger travel, and concerns should be expressed at policy T11 which proposes enhancing the role of Southampton port.** The Council will also have to be aware of the proposals for rail freight interchanges which, depending on their location, could have an impact on the Vale.

#### **Natural Resource Management** (Section D5, pages 104-136)

- 4.18 **Headlines** - Policies aim to improve water quality and management, safeguard land for new reservoirs (including one in the Upper Thames by 2019/20), reduce the risk of flooding, improve biodiversity, enhance woodland cover, energy efficiency, promote the use of combined heat and power, district heating and renewable energy.
- 4.19 **Comments** – The previous consultation draft Plan supported the creation of new reservoirs but the five were named in the lower case text, not the policy itself as now (policy NRM2). The Council already has criteria based policies in its adopted and emerging local plans against which any planning application for a new reservoir would be considered. It would be premature to safeguard land for a reservoir until a convincing case has been made for a reservoir in the Upper Thames Valley and its location in a particular district. The Council should object to this policy and suggest it is reworded to confirm that only where the need for additional water resources is established should local development documents allocate and safeguard sites. As water resources can be proposed through a compulsory works order the last sentence of NRM2 should say ‘when considering proposals’ (not applications).
- 4.20 Again, Members should be aware of the increasing impact of the policies on local authorities which will have implications for staffing and resources. These include seeking measures to achieve high levels of water efficiency BREEAM (Building Research Establishment Environmental Assessment Methodology) standards, identifying infrastructure needs of water and sewerage companies and the Environment Agency, requiring energy efficiency and use development of renewable energy to contribute to the regional targets. **Officers consider that objection should be made to policy NRM2 as set out in paragraph 4.19 above).**

## **Waste** (Section D6, pages 137-161)

- 4.21 **Headlines** – Policies seek a reduction in the growth of waste, the re-use of construction and demolition materials, and layouts that provide adequate space for the storage and re-use of waste (including composting). Authorities are expected to manage the waste generated within their areas. Oxfordshire is to provide landfill capacity of 4.4 million tonnes of waste from London. There are regional targets to reduce the amount of landfill and increase recycling and composting. Policies enable new facilities for recycling and recovery, giving priority to safeguarding and expanding existing suitable sites with good transport connections.
- 4.22 **Comment** – The policies in this section appear to be consistent with the targets set by DEFRA and with the strategy for the collection and disposal of municipal waste currently being prepared by the Oxfordshire authorities. In 2015 Oxfordshire will have a surplus capacity of 1.6 million tonnes in existing sites. Members should be aware that the need to reduce landfill will result in a requirement for other facilities including waste transfer, separation, recovery, diversion, management and possibly incineration. **Officers consider that no representations need to be made on this subject.**

## **Minerals** (Section D6, pages 162-173)

- 4.23 **Headlines** – The use of recycled and secondary aggregates is encouraged to reduce the demand for primary aggregates and Oxfordshire is to provide 0.9 million tonnes of recycled and secondary aggregates a year. Recycling facilities will not be precluded from Green Belts but will only be allowed in AONBs in very exceptional circumstances. Oxfordshire is to maintain a seven year land bank for sand and gravel on the basis of producing 1.82 million tonnes a year (policy M3).
- 4.24 **Comments** – Although the amount of sand and gravel to be produced in Oxfordshire is to reduce by 9% from that agreed in 1994 it is significantly less than the region-wide reduction of 20%. This fails to take into account that Oxfordshire is poorly located to the main areas for growth and that the aggregate resources are affected by environmental constraints. **Officers consider that objection should therefore be made to policy M3.**

## **Countryside and Landscape Management** (Section D7, pages 174-178)

- 4.25 **Headlines** – The South East Plan gives priority to protecting and enhancing the New Forest National Park and Areas of Outstanding Natural Beauty: elsewhere high quality management of open countryside should be encouraged. Local authorities through rights of way improvement plans should encourage access to the countryside.
- 4.26 **Comments** – The policy to encourage high quality management of the countryside (policy C3) refers to supporting local economies through small scale development to meet local needs. For a development plan policy this is not sufficiently rigorous and could be used to justify inappropriate and potentially unsuitable development in the countryside. It needs to be linked specifically to development needed to support land management systems in ways that maintain and enhance local distinctiveness as referred to in para 1.12 of section D7. **Officers consider that objection should be made to policy C3 as it could enable new buildings for business development in the countryside.**

## **Built and Historic Environment and Town Centres** (Sections D8 and D9, pages 179-202)

- 4.27 **Headlines** – There are policies for the significant improvement of the urban environment and managing the urban – rural fringe. Local Development Documents should set out overall



strategy and incorporate clear design guidance for the intensification of residential neighbourhoods. In addition they should support the role of small rural towns through small scale development and plan positively for limited small scale growth in villages to meet defined local needs. The Plan identifies a network of primary and secondary regional centres as a focus for large-scale development (Oxford and Banbury are the two regional centres in Oxfordshire). Further large-scale out-of-centre regional shopping centres will be discouraged.

- 4.28 **Comment** – Although paragraph 1.35 of section D9 refers to the expansion of Bicester and Didcot there is no clear policy direction for the market towns of Oxfordshire which fall between the definition of regional centres (policy TC2) and small rural towns (policy BE5). **Officers consider that concern should be expressed at this omission.**

#### **Tourism, Sport and Recreation** (Section D10, pages 203-217)

- 4.29 **Headlines** – Policies promote tourism and recreation based rural diversification, seek to upgrade and develop new regionally significant sports facilities, improve existing tourist accommodation and attractions and develop new regionally significant attractions where they can be easily accessed by public transport. Oxford and the River Thames are identified as priority areas for tourism.
- 4.30 **Comments** – The recognition that joint working between Oxford and neighbouring authorities to encourage visitors to stay in the area longer is welcomed (policy TSR7 iii) as is joint working along the River Thames to achieve the potential for informal recreation and sporting uses (TSR7 iv) and resist the loss of tourism infrastructure such as public open spaces, car parks, moorings and access points (para 8.8 of section D10). **Policy TR7 should be specifically supported.**

#### **Social, Cultural and Health** (Section D11, pages 218-232)

- 4.31 **Headlines** – Local planning authorities should have policies that target areas of social deprivation; support healthy communities; ensure land is available to meet the health care and educational needs of local communities; increase participation in sport, recreation and cultural activities especially of socially disadvantaged and socially excluded groups; and encourage mixed use community facilities.
- 4.32 **Comments** – The Plan places the responsibility for ensuring adequate social, cultural and health facilities with local authorities, even where they are not the primary providers. This is misleading and puts an unreasonable requirement on local authorities to ensure the provision of services over which they have no control. The plan makes no reference to and should take more account of regional recreation strategies prepared by Sport England and London 2012. **Concerns should be expressed to this section on this basis.**

#### **5.0 Central Oxfordshire and the Housing Figures for the Vale of White Horse District Council** (Section E7, pages 314-321)

##### **Headlines**

- 5.1 **General Policy Approach** – Central Oxfordshire, one of the ten sub-regions, is focussed on Oxford and includes land in all five districts. Abingdon, Botley, Wantage and Grove are within the Central Oxfordshire area. The core strategy provides for development in ways which will protect and enhance the environment and the setting of Oxford, make best use of previously developed land and concentrate development where the need to travel particularly by car can be reduced. The main locations for development will be Bicester, Didcot, Wantage & Grove and within the built up area of Oxford. A Green Belt will be retained around Oxford and 50% of all new housing should be affordable. Priority is to be given to economic development which supports educational, scientific, technological and emerging business clusters. Access to Oxford from major towns in the sub-region and neighbouring sub-regions is a priority. Future development is contingent on the delivery of infrastructure to support it.

- 5.2 **Housing Requirement for the Vale** – 11,500 additional homes are required in the Vale between 2006 and 2026 (policy H1) with some 10,500 dwellings to be provided in the Central Oxfordshire part of the Vale (policy CO2). The lower case text to policy CO2 states that the housing distribution allows for about 7,300 homes at Didcot and 3,400 at Wantage and Grove (para 2.4 of section E7). This latter figure is 900 more than the allocation in the emerging local plan for 2,500 homes on the former airfield at Grove. It is also noted that the 3,000 dwellings at Didcot proposed between 2016 and 2026 have been split equally between South Oxfordshire and the Vale for illustrative purposes only, until more detailed work (including a crucial strategic flood risk assessment) establishes the most appropriate location.

### Comment

- 5.3 The approach of focussing development in the larger settlements without compromising the Green Belt is similar to that in the adopted Structure Plan and is consistent with the Vale's Local Plan and can be broadly supported. Policy CO1 names Didcot and Wantage & Grove as main locations for development in the south of the county which again reflects the adopted Structure Plan and the emerging Local Plan for the district. However, the reference to the increase of 18,300 jobs by 2016 should be omitted (para 2.13) given the considerable degree of uncertainty that applies to the forecasts. It is also considered that the transport policy (CO6) which prioritises access to Oxford should also include a priority to promote investment in the Grove/Wantage and Didcot corridor as included in the adopted Structure Plan 2016. This would also give a sound basis for the transport schemes listed in the Implementation Plan. Policy CO7 on infrastructure should be strongly supported. Members should note that the policy to achieve 50% affordable housing in Central Oxfordshire may be difficult to achieve especially as this Council's local plan Inspector recommended an affordable housing provision of 40% rather than 50% based on a detailed analysis and appraisal of the level of local housing need at the local plan inquiry.
- 5.4 Members will recall that the Executive on 21 October last year supported the option of focusing the 8000 homes that may need to be provided on greenfield sites equally between Didcot and Bicester (rather than the option of a stronger focus in the south of the county), but
- i) considered that the housing requirement for Oxford should be increased and
  - ii) given the difficulties in providing a satisfactory transport package to support the growth already planned in the Didcot area, advised that further growth should not be supported until the Council is satisfied that there will be a deliverable and funded transport solution to current traffic problems in the area, including a Harwell by-pass, improved public transport and measures to resolve problems in the A34 corridor.

The Executive also resolved that before any limited further growth at Wantage/Grove could be supported, central Government must commit to additional infrastructure including improvements to the A417 and public transport. An extract of the Minutes of the Executive are in Appendix 1 to this report. The Council did not support the option of a stronger focus of development in the south of the county with 11,500 dwellings for the Vale, which was the second of the two options proposed.

- 5.5 The 11,500 dwelling requirement for the Vale is a significant increase in the building rate from that in the Structure Plan 2011 (within which the emerging local plan was prepared) and the currently adopted Structure Plan to 2016 as the figures below show:

Structure Plan 1996-2011	-	380 dwellings a year
Structure Plan 2001-2016	-	477 dwellings a year
Draft South East Plan 2006-2026	-	575 dwellings a year

It is the eleventh highest growth rate in the South East Region out of 69 authorities. What this

may mean in terms of development in addition to existing commitments at 1 April 2006 on the basis of the draft figures for dwellings with planning permission and potential within existing settlements is shown below:

	Central Oxfordshire	Remainder of the Vale	Total
Dwellings with permission <sup>1</sup>	1245	295	1540
Dwellings allocated <sup>2</sup>	3550	550	4100
Potential in settlements <sup>3</sup>	2540	410	2950
Potential supply	7335	1255	8590
Requirement 2006-2026	10,500	1000	11500
Balance to find	3165	+255	2910

<sup>1</sup> As at 1 April 2006 – the figures are draft only

<sup>2</sup> Including all the allocations in the draft local plan as proposed to be modified (with the full 2500 at Grove)

<sup>3</sup> Assumes large sites (10 or more dwellings) at 75% of the rate expected 2001-2011 between 2011 and 2016 (i.e. 750) and 50% between 2016 and 2026 (i.e. 1000)

- 5.6 The figures for the potential in settlements are general estimates only, as even with a reasonably up to date urban capacity study it is difficult to predict how many dwellings will be built within existing settlements as most will be developed on land in an existing use. The figure for the remainder of the Vale outside Central Oxfordshire is particularly sensitive given there are a small number of villages and Faringdon is the only town. Members should consider whether the figure for the district outside Central Oxfordshire should be increased by 255 or 455

dwellings (the latter figure would allow a modest expansion of Faringdon) with a commensurate reduction in the Central Oxfordshire area of the Vale.

- 5.7 The 3165 dwellings to be found on sites outside the existing built-up areas of settlements in Central Oxfordshire (as indicated in the above table) includes a figure of 1500 dwellings for Didcot in addition to the allocations in the emerging Local Plan (discussed below). This leaves 1665 to be found outside Didcot in the Central Oxfordshire part of the district, if no adjustment is made as suggested in para 5.6 above. Members will be aware from the work carried out on the emerging Local Plan of the difficulties in finding suitable development sites on the edge of Abingdon, and that most of the safeguarded land at Botley has now been allocated for housing on the recommendation of the Local Plan Inspector. Officers are concerned at the implications of accommodating this number of dwellings on greenfield sites, as this could ultimately result in a significant expansion of some villages which is not a sustainable option for growth.

- 5.8 **Grove** – Of the 3,400 dwellings proposed for the Wantage and Grove area in the lower case text supporting policy CO2 (para 2.4), 2,500 are already planned on the former airfield west of Grove. The redevelopment of St. Mary's School and possibly one of the King Alfred's campuses, plus existing permissions could yield an additional 500 dwellings. This would leave some 400 dwellings to be accommodated on sites outside the existing settlements. This could be reasonably manageable given the 20 year time horizon. However, the redevelopment sites are included in the urban potential figure in the table in para 5.5 above and would not therefore contribute to the 'greenfield' requirement. Members may consider that an increased building rate for Wantage and Grove above the 3,400 proposed would not be acceptable bearing in mind the need to see first whether public transport can be improved sufficiently to deter car use to access job opportunities and secondly the opportunities for job growth above that anticipated to 2016 at Milton Park and Harwell.

- 5.9 It is imperative that further growth at Wantage and Grove above that provided for in the emerging local plan is supported by the necessary infrastructure – secondary education and transport being particularly important. The implementation plan (accompanying the draft South East Plan) specifically refers to local road improvements in the Grove and Wantage area, the

link road north of Grove, and the Wantage north east relief road: these should be welcomed. In this context policy CO7, which states that development will be contingent on the timely delivery of infrastructure, should be supported. However, paragraph 2.18 of Section E7 should specifically refer to the infrastructure, requirements at Grove and Wantage. The Council will also have to ensure, particularly through local strategic partnerships, that the infrastructure requirements are picked up in the plans and strategies of relevant service providers (including the Local Transport Plan, Integrated Transport Strategies and strategies for health care, education and water for example).

- 5.10 **Didcot** – The County Council reduced the additional housing requirement from 4,000 to 3,000 dwellings after 2016 from that proposed last autumn, although the technical justification for this is not clear. The Councils are expected to give advice as to how the 3,000 dwellings should be apportioned between South Oxfordshire and the Vale. Although the two district council’s have appointed consultants to look at future development at Didcot their work is not yet complete and an issue of flood risk on some potential areas for growth has been identified. This will not be a barrier to further growth at Didcot but may be a factor in identifying preferred locations. A strategic flood risk assessment is being undertaken and should be available to inform the Examination in Public.
- 5.11 The Council has always accepted that Didcot is potentially the most sustainable location for growth in the south of the county close to the major employment sites of Milton Park and Harwell. Further growth of the town may help to support additional services and facilities for the town and the recent development of the Orchard Centre is an example of this. However, it is crucial that there is investment in a wide range of facilities and, from this Council’s perspective, particularly in transport to mitigate the problems of increased levels of traffic in nearby villages – most notably Harwell. In this context the references to the Harwell by-pass in the implementation plan are welcome.
- 5.12 Officers suggest that the number of dwellings to be accommodated in the Central Oxfordshire part of the Vale is too high and could result in the need to find some 1265 dwellings on ‘greenfield’ sites outside Didcot, Grove and Wantage. If an objection is made to the EiP Panel on this basis it is suggested that the Council should indicate what figure would be appropriate and where the balance should be found. An increase of 300 dwellings for the Vale outside Central Oxfordshire with a commensurate reduction in Central Oxfordshire, plus further reduction of 700 in Central Oxfordshire would be likely to give more reasonable figure for the district as follows:

	<b>Central Oxfordshire</b>	<b>Remainder of the Vale</b>	<b>Total</b>
Revised requirement	9500	1300	10,800
Potential supply	7335	1255	8590
Balance to find	2165	45	2210
less Didcot	<u>1500</u>		
	<u>665</u>		

The 700 dwellings not provided in the Vale could be reapportioned to Oxford or other towns in Central Oxfordshire, including Didcot. **Members are asked to give a view on whether this approach should be pursued in preparation for the EiP.**

- 5.13 Officers suggest the following response could be made to the Central Oxfordshire policies and the housing requirement for the Vale:
- the strategy to focus housing development in towns beyond the Green Belt and the Implementation Plan for the sub-region is broadly supported provided that development at Grove, Wantage and Didcot are accompanied by investment in the necessary

infrastructure and services. Without it the Council will not grant planning permission for the major levels of growth proposed;

- the housing requirement for the Vale should be reduced by 700 dwellings from 11,500 to 10,800 and the figures for Central Oxfordshire and the remainder of the Vale changed to 9,500 and 1,300 respectively;
- support policy CO3 protecting the Green Belt;
- policy CO6 on transport should also refer to priority to be given to improving transport infrastructure in the Grove/Wantage and Didcot corridor as in the approved Structure Plan 2016 to support the major levels of growth proposed;
- policy CO7 which states that development is contingent on the timely delivery of services should be strongly supported, but that reference should be made in the lower case text to the need for infrastructure in Grove and Wantage, particularly for secondary education;
- the split of the housing requirement for Didcot between South Oxfordshire and the Vale cannot be determined at this stage in view of the need for a strategic flood risk assessment but information will be provided in time to inform the Examination in Public;
- object to the reference to 18,300 jobs by 2016 in paragraph 2.13 as this is based on forecasts which are subject to considerable uncertainty.

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Strategic Director

Background Papers: