

Proposed Modifications to the Local Plan

Chapter 1 - Introduction

Proposed Modification: PM1.1

Page 4: Paragraph 1.7

Delete from second sentence: “District Council’s”

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in para 1.1.3 of his report.

Proposed Modification: PM1.2

Page 5: Paragraph 1.9

Replace first two sentences with:

“The written statement sets out the policies and proposals, which are distinguished from the rest of the text by the use of capital letters, and explains the reasons for them.”

Replace “the Council” with “that” in line 5

Delete second part of last sentence after “respectively”

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in para 1.1.3 of his report to improve the clarity and accuracy of this part of the plan and refers to other non statutory documents that are not part of the local plan.

Proposed Modification: PM1.3

Page 6: Paragraph 1.15

Third sentence replace “information separately” with “its own annual monitoring report”

Reason for the Change: to be in accordance with suggestion from the Inspector made in para 8.4.5 of his report to reflect a matter of fact.

Chapter 2 – The Future of the Vale

Proposed Modification: PM2.1

Page 9: Paragraph 2.9

After the first sentence delete the remainder of the paragraph and insert

“The regional spatial strategy for the south east, called ‘The South East Plan’, will establish the framework for development in the region to 2026. It is currently available in draft form and following public consultation and a public examination it is likely to be adopted by central government in 2008, when it will become part of the development plan for the District. In the meantime the Oxfordshire Structure Plan will provide the strategic framework for development in this area.”

Reason for the Change: to update the Local Plan.

Proposed Modification: PM2.2

Page 9: Paragraph 2.10

At the beginning of the paragraph insert “This Local plan has been prepared in the context of”; after “1998” insert “which”.

Reason for the Change: for clarity.

Proposed Modification: PM2.3

Page 10: The heading “The Longer Term Context” and paragraphs 2.10a, 2.10b and 2.10c.

Delete the heading and paragraphs and insert a new paragraph 2.10a as follows

“Oxfordshire County Council adopted the Structure Plan to 2016 in October 2005. The general approach and much of the policy framework in the 2011 Structure Plan has been carried into the 2016 Plan. A major change for the Vale, however, is that Grove is identified as a main location for new housing development, to take about 2,100 dwellings between 2001 and 2016. The amount of housing to be built in the Vale is 7,150 dwellings over the 15 year period to 2016. This is a significant increase over the previous Structure Plan and to some extent has been anticipated by the District Council through the policies in the housing chapter of this Plan.”

Reasons for the Change: to update the Local Plan

Chapter 3 – The Local Plan Strategy

Proposed Modification: PM3.1

Page 16: Paragraph 3.7

Fourth sentence replace “only one or two dwellings” with “development of not more than four small dwellings”

Reason for the Change: as a consequence arising from the Inspector’s recommendation to change policy H11.

Proposed Modification: PM3.2

Page 17: Policy GS1

From criteria iii) delete “THE VILLAGES LISTED” and insert “VILLAGES AS SET OUT”. Delete “AND H11” and insert “, H11 and H12”.

Reason for the Change: to be consistent with the Inspector’s recommendation to change policy H12.

Proposed Modification: PM3.3

Page 17: Paragraph 3.8

From the first sentence delete “Planning Policy Guidance Note 7: *The Countryside*” and insert “Planning Policy Statement 7 *Sustainable Development in Rural Areas*”.

Reason for the Change: to accept the Inspector’s recommendation in relation to paragraph 3.8 of the local plan to update references to government guidance.

Proposed Modification: PM3.4

Page 17: Paragraph 3.8

From the first sentence delete the following words “even the countryside which carries no special designation should be safeguarded for its own sake” and insert “planning authorities should ensure that the quality and character of the wider countryside is protected and, where possible, enhanced”.

Reason for Change: to more closely reflect the wording of PPS7 (paragraph 15).

Proposed Modification: PM3.5

Page 18: Policy GS2

Delete the word “DEFINED IN” and insert “COVERED BY”. Delete “AND H11” and insert “, H11 AND H12”.

Reason for the Change: to be consistent with the Inspector’s recommendation to change policy H12.

Proposed Modification: PM3.6

Page 22: Paragraph 3.14

Second sentence replace “is sympathetic to” with “understands the aspirations of”.

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraph 3.8.3 of his report for clarity as the original text could imply a presumption in favour of development which would not be appropriate.

Proposed Modification: PM3.7

Page 22: Paragraph 3.14

Add in third sentence after “plans”: “for the development of the whole university”

Reason for the Change: to accept the Inspector’s recommendation (previously advertised as pre inquiry change 3/1) for the reasons given in paragraph 3.7.16 of his report as it is appropriate in the context of PPG2.

Proposed Modification: PM3.8

Page 24: Policy GS5 and Paragraph 8.15

Delete policy GS5 and paragraph 8.15

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraph 3.10.1 of his report in the context of the Inspector’s recommendation to allocate two of the three areas of safeguarded land at Botley for housing.

Proposed Modification: PM3.9

Page 27: Paragraph 3.20

Third line of penultimate sentence replace “as” with “if”.

Reason for the Change: to accept the Inspector’s recommendations for the reasons in paragraph 3.12.4 of his report to better reflect PPS7.

Proposed Modification: PM3.10

Page 28: Policy GS7

Criterion i) delete: "OR A SERIES OF TEMPORARY PERMISSIONS"

Reason for the Change: to accept the Inspector's recommendations for the reasons in paragraph 3.12.4 of his report as a series of temporary permissions is not usually appropriate in this context.

Proposed Modification: PM3.11

Page 29: Paragraph 3.23

In the third sentence delete "Planning Policy Guidance Note 7: *The Countryside* (PPG7)" and insert "Planning Policy Statement 7: *Sustainable Development in Rural Areas* (PPS7)"; delete "and adaptation of" and insert "of appropriately located and suitably constructed"; after "rural areas" delete "as" and insert "where this would meet sustainable development objectives"; start a new sentence "This". In the fourth sentence of the second deposit draft delete "for its own sake".

Reason for the Change: to more closely reflect the wording of PPS7 (paragraph 17).

Proposed Modification: PM3.12

Page 29: Paragraph 3.24

Delete the first two sentences. In the final sentence after the word "and" insert "in deciding what is a suitably constructed rural building".

Reason for the Change: to more closely reflect PPS7.

Proposed Modification: PM3.13

Page 32: Paragraph 3.32

Delete the final sentence.

Reason for the Change: to reflect PPS7.

Proposed Modification: PM3.14

Page 33: Paragraph 3.33

From the fourth sentence delete "and the North Vale Area of High Landscape Value are" and insert "is a"; after the word "key" delete the "s" from "areas".

Reason for the Change: as a consequence of the Inspector's recommendation to policy NE7.

Chapter 4 – General Policies for Development

Proposed Modification: PM4.1**Page 37: Paragraph 4.6**

First sentence replace reference to PPG1 General Policy and Principles with reference to PPS1 Delivering Sustainable Development.

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM4.2**Page 37: Paragraph 4.6**

First sentence replace reference to PPG1 with reference to PPS1.

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM4.3**Page 38: Paragraph 4.10, at end of paragraph insert;**

“Policy DC1 refers to inclusive design which is about ensuring buildings and places can be used by everyone. It means thinking about the way design affects our ability to move, see, hear and communicate. It aims to remove barriers, enabling everyone, regardless of age, gender, ethnicity or ability, to participate in everyday activities.”

Reason for the Change: To amplify and explain the term ‘inclusive design’.

Proposed Modification: PM4.4**Page 38: Policy DC1**

Criterion i) replace “IT IS DESIGNED TO A HIGH STANDARD” with “IT IS OF A HIGH QUALITY AND INCLUSIVE DESIGN”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in para 4.2.2 of his report to reflect national guidance.

Proposed Modification: PM4.5**Page 39: Paragraph 4.12**

Second line replace “Circular 5/94” with “PPS1”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in para 4.4.1 of his report to update the reference to Government guidance.

Proposed Modification: PM4.6**Page 40: Policy DC3**

Line two add “AS WELL AS ACCESS PROVISIONS” after “THEM”

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 4.4.1 of his report to provide clarification.

Proposed Modification: PM4.7

Page 43: Paragraph 4.19

Second sentence replace reference to PPG10: Planning and Waste Management with reference to PPS10: Planning for Sustainable Waste Management.

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM4.8

Page 43: Paragraph 4.20

Amend sixth sentence to read as follows: "The Council may also seek commuted payments to cover the costs of maintaining the new facilities and services provided for a period of at least 10 years." Delete remainder of sentence.

Add new sentence after sixth sentence "The Council will normally ask for these payments to be made before development starts, but on large sites phased payments may be appropriate, tied to the commencement of each phase."

Replace "1/97" with "05/2005".

Add new sentence after "Circular 05/2005 Planning Obligations.":

"This circular advises that the provision for subsequent maintenance of facilities may be required in perpetuity."

Reason for the Change: to accept the Inspector's recommendations for the reasons given in paras 4.9.1, 4.9.2 & 4.9.3 of his report to provide consistency in relation to South Oxfordshire Council's local plan and Didcot and Government advice.

Proposed Modification: PM4.9

Page 44: Policy DC8

Reword policy as follows:

"DEVELOPMENT WILL ONLY BE PERMITTED WHERE THE NECESSARY SOCIAL AND PHYSICAL INFRASTRUCTURE AND SERVICE REQUIREMENTS OF FUTURE OCCUPIERS AND/OR USERS OF THE DEVELOPMENT ARE:

- i) AVAILABLE AT A SUITABLE STANDARD; OR
- ii) WILL BE PROVIDED IN ASSOCIATION WITH THE DEVELOPMENT; OR
- iii) CAN BE SECURED OR IMPROVED TO A SUITABLE STANDARD THROUGH AN APPROPRIATE FINANCIAL CONTRIBUTION FROM THE DEVELOPERS OR LANDOWNERS.

SERVICES AND INFRASTRUCTURE MUST BE PROVIDED IN TIME TO ENSURE CO-ORDINATION BETWEEN THEIR PROVISION AND NEEDS ARISING FROM THE DEVELOPMENT. WHERE APPROPRIATE COMMUTED SUMS TO COVER MAINTENANCE WILL ALSO BE SOUGHT FROM DEVELOPERS OR LANDOWNERS."

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paras 4.9.1, 4.9.2 & 4.9.3 of his report to provide consistency with Government advice.

Proposed Modification: PM4.10

Page 46: Paragraph 4.36

Replace reference to PPG23: Planning and Pollution Control with PPS23: Planning and Pollution Control.

Revise references to Government guidance to match the content of PPS23.

Reason for the Change: to update references to Government guidance.

Proposed Modification: PM4.11

Page 48: Paragraph 4.32 and 4.33

Replace reference to PPG7 with PPS7 and delete reference to paragraph 2.17 in para 4.32.

Delete paragraph 4.33, with the exception of the first sentence to be added to the end of paragraph 4.32.

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 4.12.1 of his report to update references to Government guidance.

Proposed Modification: PM4.12

Page 51: Policy DC13

Reword last sentence as follows:

“WHERE DEVELOPMENT IS PERMITTED UNDER THIS POLICY, THE NATURE AND TIMING OF ANY ASSOCIATED MITIGATION MEASURES MUST BE AGREED BEFORE PLANNING PERMISSION IS GRANTED.”

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 4.14.3 of his report to clarify the nature and timing of mitigation measures.

Proposed Modification: PM4.13

Page 57: Policy DC18

Last line add “SPECIAL” before “CHARACTER”.

Reason for the Change: to accept the Inspector's recommendation as set out in para 4.20.1 of his report for completeness.

Chapter 5 - Transport

Proposed Modification: PM 5.1

Page 65: Paragraph 5.20

Delete fifth sentence

Reason for the Change: to accept the Inspector's recommendation (previously advertised as pre inquiry change 5/1) for the reasons given in paragraphs 5.2.1 - 5.2.3 of his report to the local plan in relation to the A34 Study

Proposed Modification: PM 5.2

Page 65: Paragraphs 5.21-5.24, New Policy TR1A

Delete second sentence of paragraph 5.21.

Reword paragraphs 5.22 to 5.24 inclusive as follows:

"5.22 The County Council has agreed to establish a Wantage and Grove Area Strategic Transport study which will consider the transport issues arising from the planned growth in the Wantage and Grove area and the connections from Grove and Wantage in their wider context, including the expected job growth at Didcot, Milton Park, the Harwell/Chilton campus and the planned housing expansion at Didcot. The major transport issues raised by these developments are also under consideration in phase two of the Didcot Integrated Transport Study.

5.23 Grove and Wantage will not be able to absorb the additional traffic generated by the strategic housing site west of Grove without significant improvements in the highway network. It has been a long held objective of the District Council and Wantage Town Council that Wantage should have a relief road for the traffic which exacerbates problems throughout the town, particularly in the historic town centre. These problems are likely to worsen in the future as a result of increasing levels of car ownership, the new development at Grove and the redevelopment of sites in Wantage. Relieving the town of through traffic would provide the opportunity to improve and enhance the town centre and improve its vitality and viability, help retain higher order retail and service facilities and enhance the tourism potential. For these reasons, the Council will pursue its vision of a Wantage relief road scheme and seek contributions towards its provision.

5.24 The phasing and timing of a relief road scheme will be determined through the Wantage and Grove Area Strategic Transport Study. In accordance with policies DC8 and TR1A, the Council will seek appropriate contributions towards a relief road scheme from new developments within the Wantage and Grove area. The Council will also require development to fund the construction of a new road from the strategic housing site west of Grove to join the A338 north of Grove before the third phase of the strategic housing site can begin."

Add new policy TR1A as follows:

"CONTRIBUTIONS WILL BE SOUGHT FROM DEVELOPMENTS IN THE GROVE AND WANTAGE AREA TOWARDS A WANTAGE RELIEF ROAD SCHEME"

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paragraphs 5.3.1 and 5.3.2 of his report to update and clarify the local plan and in the absence of any specific road line amend Policy TR1d to refer to a Wantage Relief Road scheme.

Proposed Modification: PM 5.3**Page 66: Paragraphs 5.25-5.28**

Reword paragraphs 5.25 to 5.28 inclusive as follows:

- “5.25 The proposed western development at Didcot (part of which is located within the Vale) will have significant transport implications for the surrounding area. In 2001 Colin Buchanan and Partners were commissioned jointly by the County Council, this Council and the South Oxfordshire District Council to assess all the transport issues at, or in the vicinity of, Didcot. The assessment was necessary in order to provide a sound basis for advice on transport matters of relevance to the preparation of the local plans in the two districts, including advice on the transport requirements relating to major development sites in the Didcot area. Prior to the Buchanan study, it had already been made clear by the Highways Agency and the County Council that off-site road and other improvements to the transport network would be necessary at the Milton Heights A34 interchange to serve proposed new developments in the vicinity, including the Milton Heights Service Facilities, Milton Park, the Harwell/Chiltern Campus and the housing development west of Didcot. The Buchanan report was produced in February 2002 and provided the technical context for later work on the integrated transport strategy for Didcot.
- 5.26 The decision to undertake the integrated transport strategy for Didcot was taken in 2002 and the County Council, in association with this Council, South Oxfordshire District Council, Didcot Town and Parish Councils in the area, commissioned the Halcrow Group to progress the study. Work on the development of a strategy started in September 2002. The study area included the major employment sites at Milton Park, Culham Science Park and Harwell International Business Centre, together with the surrounding 21 parishes. In addition to drawing on the findings of the Buchanan study, it had regard to the influences outside the study area, including the various studies on the A34 trunk road and the Oxfordshire Transport Network Review. Phase 1 of the transport strategy was approved by the County Council in April 2004. It identified a large number of relatively small schemes in both Didcot and the surrounding villages which focused on improving road safety, protecting various routes from an increase in traffic, encouraging walking and cycling and promoting the use of public transport. Implementation started on the initial phase of projects in 2004/2005.
- 5.27 Phase 2 of the transport strategy has the objective of developing a package of more major schemes for the Didcot Area in the context of the planned levels of growth for the area. This includes the housing development at Great Western Park, the employment growth expected at Milton Park and the Harwell International Business Centre and the major new housing development at Grove insofar as it will impact on roads in the Didcot area. The provisional Phase 2 strategy was approved by the County Council in October 2004 and is based on a package of measures which would improve traffic flows at key junctions throughout the area and provide an alternative for some of the east/west movements at the Milton Interchange (A34/A4130). The resulting reduction of congestion at this Interchange would benefit both traffic accessing and leaving the A34. In respect of traffic travelling south and exiting the A34 during peak hours, queues frequently back up the slip road, onto the main carriageway, which is a major safety issue. The measures proposed in the provisional phase 2 strategy include:
- Improvement to a number of key junctions
 - A new road between the A4130 and B4493 through or around the new Great Western Park development

- Alternative routes for a Harwell bypass between the B4493 and A417
- A route from the A417 providing either a Harwell southern bypass or a link to the A4185 which will improve access to the Harwell Business Centre
- Initiatives to reduce the reliance on car borne travel.

5.28 Detailed technical work is currently progressing on developing the provisional strategy. The strategy will also need to be appraised against the output from the stage 1 Wantage and Grove Strategic Transport Study which has recently been completed. The scale and nature of the improvements to the transport network at the Milton Heights A34 Interchange to serve proposed new development in the vicinity will need to be discussed with the highway authority. Account will need to be taken of the recommendations of the Didcot Phase 2 Strategy Study. Access to the service area and land south of Milton Park will be required to be taken from the A4130.”

Reason for the Change: to accept the Inspector’s recommendation (proposed by officers at the Inquiry) for the reasons given in paragraph 5.4.1 of his report to update the plan and to provide a more accurate picture of the current situation of the Didcot ITS.

Proposed Modification: PM 5.4

Page 67: Paragraph 5.29

Replace “1/97” with “05/2005”

Reason for the Change: to accept the Inspector’s recommendation for reasons given in paragraph 5.6.3 of his report to update the plan.

Proposed Modification: PM 5.5

Page 68: Policy TR1

Second sentence replace “OR” with “AND/OR” after “THE PROVISION”.

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraph 5.6.3 of his report to give the policy more flexibility.

Proposed Modification: PM 5.6

Page 70: Paragraph 5.34

Add new third sentence as follows:

“The Council will encourage the provision of pedestrian and cycle routes in new development in the context of policy DC5.”

Reason for the Change: to accept the Inspector’s recommendation (previously advertised as pre inquiry change 5/4) for the reasons given in paragraph 5.9.2 of his report to encourage the provision of cycling.

Proposed Modification: PM 5.7

Page 70: Policy TR3

Reinstate policy TR3 as follows:

“THE NEEDS OF PEDESTRIANS AND CYCLISTS WILL BE TAKEN INTO ACCOUNT IN DETERMINING PROPOSALS FOR DEVELOPMENT AND IN THE DESIGN AND IMPLEMENTATION OF HIGHWAY AND TRAFFIC MANAGEMENT SCHEMES BY

SEEKING THE PROVISION OF SAFE AND CONVENIENT FACILITIES AND SECURE AND COVERED CYCLE PARKING.”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in para 5.9.1 of his report to provide consistency with the District Local plan and help provide a clear focus on the need to promote and encourage cycling and walking.

Proposed Modification: PM 5.8

Page 76: Paragraph 5.54

Replace “Grove and Kennington Stations” with “Grove Station” in subtitle.

Add at end of paragraph:

“The Strategic Rail Authority has recently published guidance entitled ‘New stations: A Guide for Promoters’ which will be of assistance to all parties involved in the promotion of the new station at Grove.”

Reason for the Change: to accept the Inspector’s recommendation (previously advertised as pre inquiry changes 5/5 and 5/6) for the reasons set out in para 5.12.1 of his report to recognise that Oxfordshire County Council has deleted Kennington from the list of proposed rail projects and to reflect recent guidance.

Proposed Modification: PM 5.9

Page 76: Paragraph 5.56

Delete paragraph 5.56

Reason for the Change: to accept the Inspector’s recommendation (previously advertised as pre inquiry change 5/7) for the reasons set out in para 5.12.7 of his report so that the Plan accords with the draft deposit of the Structure Plan and reflects the fact that Oxfordshire County Council has deleted Kennington Station from its list of proposed rail projects.

Proposed Modification: PM 5.10

Page 77: New Paragraph 5.56d

Add new paragraph after 5.56c as follows:

“5.56d Proposals for Transport Interchanges will be considered in the light of other policies in the local plan including policies in chapter 3 relating to development in the Green Belt and chapter 4 General Policies for Development.”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraph 5.13.2 of his report to clarify the plan.

Proposed Modification: PM 5.11

Page 77: New Paragraph 5.56e

Add new paragraph after 5.56d as follows:

“5.56e As set out in PPG 2, proposals for park and ride facilities may be acceptable in the Green Belt in exceptional circumstances. All alternative options will have to have been evaluated and any proposals should not conflict with the principles set out in Policy GS3”.

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraph 5.13.2 of his report to clarify the plan and better reflect PPG2.

Proposed Modification: PM5.12

Page 81: Paragraph 5.70

Reword paragraph as follows:

“There are growing problems of congestion on the A34, particularly around Oxford and at many of the interchanges along its length. In 2003 GOSE and SEERA jointly commissioned a ‘scoping study’ to review the key issues affecting the A34 Corridor and examine the case for a further study and the appropriate scale of that study. The scoping study took a long term strategic view and recommended the need for focused localised studies around South Hampshire and Oxford. The Highways Agency also commissioned an A34 route management study. The resulting draft strategy sets out a 10 year plan for the management and operation of the A34 and provides some short term solutions for making better use of existing capacity and increasing safety. The Department of Transport have made it clear that rather than pressing ahead with further study work in the A34 Corridor now, they consider it would be better for regional partners to consider how the Corridor’s potential needs rate against other projects that people are hoping will find a place in the programme over the next few years. This is disappointing, but the County and District Councils will continue to press that local transport needs are taken into account when any decisions are made given that the A34 clearly serves a local as well as national function providing the main access link between major settlements and employment centres.”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in para 5.4.1 of his report to update the plan.

Proposed Modification: PM 5.13

Page 82: Paragraph 5.73

Reword last sentence of paragraph as follows:

“The range of facilities likely to be required in the future includes car, lorry, coach and abnormal load parking, an expanded fuel operation, a breakdown and recovery service, toilet facilities, additional picnic and children’s play areas, as well as those appropriate to a major trunk road service area.”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in para 5.17.4 and 5.17.6 of his report that additions to the list of facilities meet the Council’s expectations for the site.

Proposed Modification: PM 5.14

Page 82: Paragraph 5.74

Delete fifth sentence of paragraph

Delete from end of last sentence of paragraph “including extensive landscaping of the northern and eastern boundaries” from the end of the last sentence of paragraph.

Reason for the Change: to accept the Inspector’s recommendations for reasons set out in paragraphs 5.17.4-5.17.5 that the plan was unnecessarily prescriptive.

Chapter 6 – Historic Environment

Proposed Modification: PM6.1

Page 89: Policy HE2

Delete 'THE COUNCIL IS SATISFIED THAT' from fourth line

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para. 6.2.1 of his report that policies should not refer to the Council as sole decision makers.

Delete 'SUBSTANTIAL COMMUNITY' from the second line of criterion iii)

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 6.2.2 of his report, that criterion iii) goes beyond Government guidance.

Proposed Modification: PM6.2

Page 98: Paragraph 6.41

Add to end of paragraph 6.41

"These requirements may be the subject of planning conditions or legal agreements."

Reason for the Change: to accept Inspector's recommendation for the reasons set out in para 6.13.2 of his report that the change was helpful and informative for plan users.

Chapter 7 – Natural Environment

Proposed Modification: PM 7.1

Page 105: Paragraphs 7.18 and 7.19

Replace references to PPG7 and PPG9 with PPS7 and PPS9.

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in para 7.1.1 of his report to update the reference to Government guidance.

Proposed Modification: PM 7.2

Page 106: Paragraph 7.21

Replace references to PPG1 and PPG7 with PPS1 and PPS7.

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM 7.3

Page 107: Paragraph 7.27

Fourth sentence replace "are urged to" with "must"

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 7.1.2 of his report to strengthen the protection of nature conservation interests.

Proposed Modification: PM7.4

Page 108: Paragraph 7.34

Reword the last two sentences as follows:

"Regionally Important Geological Sites are proposed at Coxwell Pit; Faringdon (Rogers Concrete); The Manger, Whitehorse Hill; Hatford Sand Pit; Gimbro Copse Quarry, Pusey; Dry Sandford Quarries; Tubney Woods; Shellingford Quarry; and Wicklesham Quarry, Faringdon. Four of these sites are also identified as Sites of Special Scientific Interest, see policy NE2 above and list of sites in Appendix 4."

Reason for the Change: to accept the Inspector's recommendation in para 7.5.2 of his report to update the number of regionally important geological sites.

Proposed Modification: PM7.5

Page 109: Paragraph 7.36

Add to the end of the fifth sentence "see Appendix 4" after "Vale,"

Reason for the Change: to accept the Inspector's recommendation in para 7.6.1 of his report to add a cross reference to Appendix 4 for completeness.

Proposed Modification: PM7.6

Page 110: Paragraph 7.37

Replace reference to PPG9 with reference to PPS9

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM7.7

Page 111: Paragraph 7.41

In fourth sentence replace reference to PPG9 with reference to PPS9

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM7.8

Page 112: Paragraph 7.50

In second sentence replace reference to PPG7 with reference to PPS7

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM7.9

Page 114: Paragraph 7.57

In first sentence replace reference to PPG7 with reference to PPS7

Delete text from PPG7 after 'and that' in the second sentence and insert 'applications for major developments should be subject to the most rigorous examination and be demonstrated to be in the public interest'.

Reason for the Change: to update the references to Government guidance.

Proposed Modification: PM7.10

Page 116: Paragraphs 7.61 – 7.64

Replace "Area of High Landscape Value" in both policy and title with "Corallian Ridge" after "North Vale".

Delete paragraphs 7.61 to 7.64 inclusive.

Replace with two new paragraphs as follows:

7.61a The Oxfordshire Structure Plan reaffirms the government policy that the countryside should be safeguarded for its own sake and acknowledges in policy EN4 that local landscape character should not be damaged. The Council has identified the Corallian limestone and sandstone ridge and the adjoining Thames Valley between Buscot and Wytham as an area requiring special care in assessing the visual impact of proposals for development. The Council remains committed to protecting the North Vale Corallian Ridge from development which would harm its special character and when considering applications will pay particular regard to the siting, mass, scale and appearance of the proposed development, the external materials that are to be used, any proposals for external lighting and the nature and extent of any associated landscaping proposals. "

7.61b The North Vale Corallian Ridge has a striking landform with a steep north facing scarp slope separating the clay vale from the Thames valley. In the west the ridge has been dissected by streams, which have eroded steep slopes to hills such as Badbury Hill and Faringdon Folly. The ridge is characterised by woodland, including a significant proportion of ancient woodland, country houses designed to look out over the scarp, villages built of the local coral ragstone, and expansive views."

On the proposals map, policy designation NE7 be renamed 'North Vale Corallian Ridge'.

Rename AHLV as 'North Vale Corallian Ridge' in paragraphs 7.50, 7.52, 7.61 & 7.68.

Reason for the Change: to accept the Inspector's recommendations for the reasons given in paras 7.10.5 & 7.10.6 of his report to provide consistency with Government advice.

Proposed Modification: PM7.11

Page 120: Paragraph 7.73 ii)

In the second sentence replace the words 'housing on part of the former Nursery' with the words 'housing partly on the site of the former Nursery'.

Reason for the Change: to reflect the housing allocation at Park Road, Faringdon which was revised at second deposit.

Proposed Modification: PM7.12

Page 123 Policy NE12

First sentence add "APPROPRIATE TO THE LANDSCAPE CHARACTER OF THE AREA" after "ENVIRONMENT"

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 7.14.1 of his report to provide greater clarity.

Chapter 8 - Housing

Proposed Modification: PM8.1

Page 126: Paragraph 8.9

After "Oxfordshire Structure Plan" in line 1 insert "2011"

Reason for the Change: for clarity now the Structure Plan 2016 has been adopted.

Proposed Modification: PM8.2

Page 126: Paragraph 8.9

At the end of the paragraph add

"The Oxfordshire Structure Plan to 2016 was adopted in October 2005. It requires that some 7,150 homes be provided in the Vale between 2001 and 2016, and names Grove as one of the main locations for housing development in the county where some 2,100 homes should be built."

Reason for the Change: to update the plan.

Proposed Modification: PM8.3

Page 128: Table 8.1 and Paragraph 8.11

Amend paragraph 8.11 as follows

First sentence - add "to 2011" at the end of the sentence.

Second sentence – delete "3611" and insert "4456"; after "built" insert "or"; delete "or are on sites" to the end of the sentence.

Third sentence - delete "369" and insert "80"; delete 'and large'; delete "H11" and insert "H12".

Fourth sentence - delete "2408" and insert "2070".

Seventh sentence - delete "370" and insert "80"; delete "1650" and insert "1550"; delete "three major" and insert "four".

Table 8.1 - Delete table and replace with the following

Table 8.1 The number of dwellings to be provided in the Vale 1996 – 2011			
	Didcot Area (Vale)	Rest of the Vale	Total

Dwellings built 01.04.96 – 01.04.05		2784	2784
Dwellings with planning permission at 01.04.05		1672	1672
Estimate of additional dwellings to be built on small sites		80	80
Estimate of additional dwellings to be built on unidentified sites of 10 or more dwellings		0	0
Additional sites proposed for development in this plan :		520	520
- within the main settlements or on previously developed sites	500	1050	1550
- on the edge of the main settlements			
Total Supply 1996 - 2011	500	6106	6606
Structure Plan Requirement 1996 - 2011	500	5250	5750

Reason for the Change: to update the figures to an April 2005 base date and reflect 500 (rather than 750) dwellings at Grove by 2011, an additional 280 dwellings at Botley and an additional 37 dwellings at Faringdon for the reasons set out in sections 8.2, 8.7 and 8.10 of the Inspector's report.

Proposed Modification: PM8.4

Page 128: Paragraph 8.12

Second sentence, delete "Seventeen" and insert "Many of the "

Reason for the Change: to update the housing figures.

Proposed Modification: PM8.5

Page 129: Paragraph 8.13

Second sentence after "requirement" insert "outside the Didcot area".

Reason for the Change: for clarity.

Proposed Modification: PM8.6

Page 129: Paragraph 8.13

Add to the end of the paragraph

"As a result of the Inspector's conclusions on the local plan inquiry that some limited new allocations are required to ensure that the Structure Plan requirement to 2011 is met, two further sites have been identified for housing development on previously safeguarded land

on the edge of Botley. Together these sites will provide an additional 280 dwellings in a highly sustainable location in terms of minimising the need to travel by car”.

Reason for the Change: as a consequence of the Inspector’s recommendation to allocate two sites at Botley for housing.

Proposed Modification: PM8.7

Page 129: Paragraph 8.14

Last sentence, delete “1648” and insert “1680”; delete “79” and insert “87”.

Reason for the Change: to update the housing figures.

Proposed Modification: PM8.8

Page 130: Table 8.2

Delete Table 8.2 and replace with the following

Table 8.2 The distribution of dwellings to be provided in the Vale 1996 – 2011					
	Existing and permitted development as at 01.04.05	Dwellings to be provided on unidentified sites	Dwellings on new allocations not permitted as at 01.04.05	Total	% of total
Abingdon	1466		24	1490	23
Botley	150		490	640	10
Faringdon	604		437	1041	16
Grove	255		500	755	11
Wantage	469		0	469	7
Main settlements in the Vale sub total	2944	31	1451	4426 ¹	67
Didcot			500	500	8
The larger villages	1162	34		1315	20
The smaller	202	8	44	210	3

villages					
Elsewhere	148	7	75	155	2
Total	4456	80	2070	6606	100

¹ Total includes the 31 dwellings be provided on unidentified sites in the main settlements

Reason for the Change: to update the housing figures.

Proposed Modification: PM8.9

Page 132: Policy H1 and paragraph 8.15

Delete “AND THEIR RELEASE WILL BE PHASED IN ACCORDANCE WITH THE TIMESCALES SET OUT” from the end of the policy. Delete paragraph 8.15.

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in 8.4.1-8.4.3 of his report, as the phasing proposals for April 2006 are now out of date.

Proposed Modification: PM8.10

Page 132: Policy H1 and paragraph 8.16

From the third sentence delete “draft”.

In the eighth sentence after “2021” delete everything to the end of the paragraph.

Reason for the Change: to update the plan and as a consequence of the Inspector’s recommendation to change policy H4 in relation to the former nursery site.

Proposed Modification: PM8.11

Page 132: Paragraph 8.19

In the second sentence change “2003” to “2005”.

Delete the last part of the second sentence after the word “and” and the first part of the third sentence to and including the word “permission”. In the third delete everything after the word “district”.

In the fifth sentence change “2003” to “2005”.

In the last sentence delete “, or will be,” and “soon”; add to the end of the sentence “the former nursery site at Faringdon and the Strategic site West of Grove.”

Reason for the Change: to update the plan.

Proposed Modification: PM8.12

Page 133: Paragraph 8.20

In the second sentence change “most of” to “all”; change “February 2004” to “April 2005”; after “on all” delete “sites”; change “those” to “that”; and delete “and part of the Thames View Industrial Estate”. Delete the final sentence.

Reason for the Change: to update the plan and remove references to the phasing at 2006 in accordance with the Inspector’s recommendations.

Proposed Modification: PM8.13**Page 133: Policy H2**

Delete “ON THESE SITES DEVELOPMENT CAN START BEFORE 1 APRIL 2006.”

Add * after the names of sites in vi), vii), and ix) – xvi).

In the footnote change “2003” to “2005” and delete the remaining footnotes.

Reason for the Changes: these are consequential changes of accepting the Inspector’s recommendation for the reasons given in 8.4.1-8.4.3 of his report as the phasing proposals for April 2006 are now out of date and to update the plan to a 2005 base date.

Proposed Modification: PM8.14**Page 134: Paragraph 8.21**

From the final sentence delete “permitted development at 82-86 Cumnor Hill since April 2003 and has “; delete “site” and insert “and Timbmet sites”. Add

“Following the Inspector’s report on the Local Plan the Council has accepted his recommendations to allocate the formerly safeguarded land at Tilbury Lane and Lime Road for housing development to provide 280 dwellings in a highly sustainable location in terms of minimising the need to travel by car. The Tilbury Lane site is greenfield land and that at Lime Road is partly previously developed.”

Reason for the Change: to update the plan and refer to the two new housing allocations as a consequence of the Inspector’s recommendations for policies H1 and H3.

Proposed Modification: PM8.15**Page 134: Policy H3**

Delete “ON THESE SITES DEVELOPMENT CAN START BEFORE 1 APRIL 2006.”

After “CUMNOR HILL” add * and a footnote “* site with planning permission at April 2005”

Reason for the Change: these are as a consequence of accepting the Inspector’s recommendation for the reasons given in 8.4.1-8.4.3 of his report as the phasing proposals for April 2006 are now out of date and to update the plan.

Proposed Modification: PM8.16**Page 134: Policy H3**

Add:

“iv) LAND SOUTH OF THE A420 (BOTH SIDES OF TILBURY LANE) – 150

v) LAND SOUTH OF LIME ROAD – 130”.

Reason for the Change: to accept the Inspector’s recommendation to allocate two additional housing sites at Lime Road and Tilbury Lane, Botley for the reasons set out in section 8.2 and paragraphs 8.7.2-8.7.19 of his report.

Proposed Modification: PM8.17**Page 135: Paragraph 8.22**

In the first sentence delete “where development” to and including “These sites are” and insert “, at Swan Lane and the Tennis Club,”.

In the second sentence delete “and the Council” to and including “April 2006”.
In the third sentence after “development on “ insert “two sites on the edge of town. The first includes the properties of Winslow and Coxwell House to the east of Coxwell Road and the second, much larger site, involves”
Delete the fourth sentence.
Add “On this site” at the start of the fifth sentence.

Reasons for the Changes: to update the plan, remove the reference to phasing and refer to the new allocation in accordance with the Inspector’s recommendations.

Proposed Modification: PM8.18

Page 135: Policy H4

Delete “THEIR RELEASE WILL BE PHASED IN ACCORDANCE WITH THE TIMESCALES SET OUT BELOW:” and “SITES WHERE DEVELOPMENT CAN START BEFORE 1 APRIL 2006:”
Delete “+” after Swan Lane and add “*”, add “*” after “AVAILABLE”.

Reword first sentence preceding part v) as follows:

“DEVELOPMENT ON THE FOLLOWING SITE WILL ONLY BE PERMITTED AS PART OF A COMPREHENSIVE SCHEME INCLUDING HOUSING, EMPLOYMENT, AN EXTENSION TO FOLLY PARK AND IMPROVEMENTS TO THE ACCESS TO THE PARK.”

Delete second sentence preceding part v) regarding phasing in accordance with the Structure Plan.

Delete the footnote and add a new one “* Sites with planning permission at April 2005”

Reason for the Changes: to accept the Inspector’s recommendation for the reasons set out in para 8.9.11 of his report, to delete the reference to the now superseded Structure Plan to 2011 and to take account of the consequential change of accepting the Inspector’s recommendation for the reasons given in paragraphs 8.4.1-8.4.3 of his report that the phasing proposals are out of date, and to update the plan.

Proposed Modification: PM8.19

Page 135: Policy H4

Add

“iv) LAND AT WINSLOW AND COXWELL HOUSE, COXWELL ROAD – 37”

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraphs 8.10.9-8.10.13 of his report as the landscape context for this site has changed in recent years. The reference to the Red House to be changed to Coxwell House to reflect the current name of the property.

Proposed Modification: PM8.20

Page 136: Paragraph 8.23

Delete the first part of the second sentence from “Policy H5” to and including “2006 and”.
In the third sentence delete “draft”.
Replace ‘750’ with firstly ‘500’ and secondly ‘1,000’ in the last sentence.

Reasons for the Changes: to accept the Inspector's recommendations on the phasing proposals to April 2006, to update the reference to the Structure Plan and accept the Inspector's recommendations on the phasing of the site for the reasons set out in paragraph 8.2.4 as the site may not deliver new houses until 2008/9.

Proposed Modification: PM8.21

Page 137: Paragraph 8.25

Second sentence delete "at least".

Third sentence replace '50%' with '40%'

Reason for the Change: as a consequence of the Inspector's recommended changes to policies H15 and H16.

Proposed Modification: PM8.22

Page 138: Paragraph 8.28

Last sentence add 'and cemetery space' after 'land'.

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in para 8.15.4 of his report so that all potential requirements are considered at the outset.

Proposed Modification: PM8.23

Page 138: Paragraph 8.29

Fifth sentence add 'or the provision of an alternative road' after 'Denchworth Road'

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraph 8.16.9 of his report as improved access to Mably Way is essential in the first phase of the development.

Proposed Modification: PM8.24

Page 139: Paragraph 8.29a

Reword as follows after first and second sentences:

"Excellent footpath and cycle and public transport links to the rest of Grove will need to be created and improvements to the Mably Way/A338 junction provided to increase the attractiveness of the southern link to the A338 in the first phase of the development to 2011 (500 dwellings). The second phase from 2011 to 2016 (1,000 dwellings) will include traffic management measures to seriously deter vehicles from using the existing roads within Grove. A new road from the site to the A338 north of Grove will be required to be started early in the second phase of development and completed before any more than 1,500 dwellings in total have been built on the site. In the third phase of the development from 2016 to 2021 (1,000 dwellings) it will also be necessary for contributions to be made towards the construction of a new relief road scheme for Wantage, the routing, phasing and timing of which will be determined through the Wantage and Grove Area Strategic Transport Strategy (see policy TR1A in chapter 5)."

Reason for the Change: to accept the Inspector's recommendation in relation to the transport elements of policy H5 for the reasons set out in section 8.16 of his report.

Proposed Modification: PM8.25

Page 141: Paragraph 8.33

In the second sentence delete “new road east of Mably Way” and insert “Wantage relief road scheme”.

Delete the penultimate sentence and insert “in accordance with policy DC8” at the end of the previous sentence.

In the last sentence change “1/97” to “05/2005”

Reasons for the Changes: as a consequence of the Inspector’s recommendations to policy TR1A and DC8.

Proposed Modification: PM8.26**Page 141: Policy H5**

Delete ‘START AFTER 1 APRIL 2006 AND’.

Part i) replace ‘750’ with ‘500’ and delete ‘1 APRIL’

Reason for the Change: to accept the Inspector’s recommendation to amend the phasing of the Grove site for the reasons given in paragraphs 8.2.4 and 8.4.2 – 8.4.3 of his report on the likely timing of the first completions on the site and as the phasing proposals for April 2006 are now out of date.

Proposed Modification: PM8.27**Page 142: Policy H5**

Part iii) replace ‘50%’ with ‘40%’

Reason for the change: to accept the Inspector’s reason in paragraph 8.14.1 of his report, that as policy H16 is to be changed, an equivalent change should be made to policy H5 for consistency.

Proposed Modification: PM8.28**Page 143: Policy H5**

Part xiv) add ‘OR AN ALTERNATIVE ROAD’ before ‘SOUTH’ in line 1

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraph 8.16.9 of his report as improved access to Mably Way is essential in the first phase of the development.

Proposed Modification: PM8.29**Page 143: Policy H5**

Part xiv a) reword as follows

“A NEW ROAD FROM THE SITE TO THE A338 NORTH OF GROVE TO BE STARTED EARLY IN THE SECOND PHASE OF DEVELOPPMENT AND COMPLETED BEFORE ANY MORE THAN 1,500 DWELLINGS IN TOTAL HAVE BEEN BUILT ON THE SITE;”

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraph 8.16.21 of his report to give clarity and certainty.

Proposed Modification: PM8.30**Page 143: Policy H5**

Part xv a) delete 'AMONG OTHERS'

Part xv c) delete ', AMONG OTHER THINGS,'

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in para 8.15.4 of his report as they are unnecessary and for clarity.

Proposed Modification: PM8.31

Page 143: Policy H5

Part xv a) add 'HARCOURT WAY' after 'ROAD' in bullet point 1

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraph 8.16.7 of his report for completeness and clarity.

Proposed modification: PM8.32

Page 143: Policy H5

Part xv a) replace 'A NEW ROAD FROM MABLY WAY TO THE A417 EAST OF' with 'A RELIEF ROAD SCHEME FOR' in bullet point 5

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraph 8.16.13 – 8.16.15 in his report to enable a wider consideration of the opportunities to relieve traffic in Wantage.

Proposed Modification: PM8.33

Page 144: Paragraph 8.35

In the second sentence change "2003" to "2005" and delete the remainder of the sentence. Delete the fourth sentence.

Reason for the Change: to update the plan and remove the references to phasing at 2006 in accordance with the Inspector's recommendations.

Proposed Modification: PM8.34

Page 145: Policy H6

Delete "ON THESE SITES DEVELOPMENT CAN START BEFORE 1 APRIL 2006."

After "GARSTON LANE SCHOOL" add "**".

In the footnote change "site" to "sites"; change "2003" to "2005" and delete the rest of the footnote.

Reason for the Change: to update the plan and as a consequence of accepting the Inspector's recommendation for the reasons given in 8.4.1-8.4.3 of his report as the phasing proposals for April 2006 are now out of date.

Proposed Modification: PM8.35

Page 145: Paragraph 8.36

Add a new final sentence:

"It includes a 12 hectare field in the north western corner which is to be considered as a reserve allocation, solely for the purpose of accommodating playing fields, if such a facility cannot be located elsewhere within the area."

Reason for the Change: to clarify the position with the field that was included within the site at second deposit.

Proposed Modification: PM8.36**Page 149: Paragraph 8.42**

Add at the end of the second sentence: “and larger.”

Reason for the Change: to accept the recommendation in the joint Inspectors’ report on the joint local plan inquiry for Didcot to provide flexibility.

Proposed Modification: PM8.37**Page 148: Fig. 8.1**

Annotate the field in the north-west part of the major development area as ‘Possible Location for Playing Fields’ as shown on the attached plan (at the end of the modifications to this chapter).

Reason for the Change: for clarity.

Proposed Modification: PM8.38**Page 151: Paragraph 8.50**

Final sentence:

delete “for a period of 25 years”

and insert “in accordance with policy DC8 and paragraph 4.20. In the case of outdoor playing space this may be required in perpetuity.”

Reason for the Change: to be consistent with the South Oxfordshire Local Plan and reflect the guidance in Circular 05/2005.

Proposed Modification: PM8.39**Page 151 Paragraph 8.50**

Add a new final sentence:

“The boundary of the major development area shown on figure 8.1 includes a field in the north western corner which may be necessary to accommodate playing fields if suitable land cannot be found elsewhere on the site. If it is not required for this purpose the land should not be developed and should remain in agricultural use.”

Reason for the Change: to accept the recommendation in the joint Inspectors’ report on the joint local plan inquiry for Didcot in order to provide clarification.

Proposed Modification: PM8.40**Page 151: Paragraph 8.51**

Delete the second and third sentences and insert:

Proposed modification: PM8.41**Page 153: Policy H7**

Criterion vii), first line replace “74” with “62”

Reason for the Change: at a density of 40 dwellings a hectare no more than 62 hectares are required for public open space.

Proposed Modification: PM8.42**Page 153: Policy H7**

Criterion ix), replace “AMONG OTHER THINGS” with “WHERE APPROPRIATE”

Reason for the Change: to accept the recommendation in the joint Inspectors’ report on the joint local plan inquiry for Didcot to make the policy less prescriptive.

Proposed Modification: PM8.43**Page 153: Policy H7**

Criterion xi), after “INFRASTRUCTURE” add “IN ACCORDANCE WITH POLICY TR1 AIMED AT ENCOURAGING SUSTAINABLE MODES OF TRAVEL AND REDUCING THE NEED TO TRAVEL BY CAR”.

Reason for the Change: to accept the recommendation in the joint Inspectors’ report on the joint local plan inquiry for Didcot to encourage sustainable modes of travel.

Proposed Modification: PM8.44**Page 154: Paragraph 8.52 and Policy H8**

Delete policy, paragraph and the heading “Housing sites in the villages”. Add new heading, paragraph and policy H8A as follows:

“Housing on the Harwell/Chilton Campus

The Harwell / Chilton Campus originally contained two areas of housing each with 100 pre-fabricated houses which have since been demolished. The adopted local plan 2001 allocated a site known as “Chilton Field” within the campus to replace these dwellings and allow for 275 dwellings in total; this is equivalent to a net increase of 75 dwellings. Planning permission was granted for this site, but it has now lapsed. Following the construction of the Diamond Synchrotron involving part of the site permitted for housing, the Council agreed that an alternative housing allocation should be made on land at the southern edge of the campus. It will be important to retain the eastern area, with its important trees, as open space and to provide substantial landscaping within the housing site to soften the impact of development on the Area of Outstanding Natural Beauty and the views from the Ridgeway in particular.

POLICY H8A

LAND AT CHILTON FIELD FORMING PART OF THE HARWELL/CHILTON CAMPUS IS IDENTIFIED FOR HOUSING DEVELOPMENT WHICH FOLLOWING THE DEMOLITION OF THE PRE-FABRICATED HOUSING WILL RESULT IN A NET INCREASE OF NO MORE THAN 75 DWELLINGS.”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraphs 8.20.1 - 8.20.3 and 8.20.102 of his report, as, with the exception of Chilton Field and the former Dow site, the policy is just a list of permitted windfall sites that are not part of the strategy. A minor wording change to policy H8A as recommended by the Inspector clarifies that the prefabricated houses have already been demolished.

Proposed Modification: PM8.45

Page 154: Policy H8

After policy H8A add a new heading, paragraph 8.52b and policy H8B

“The former Dow Agro Sciences site in Letcombe Regis

The second site allocated for housing outside the towns is at the former Dow Agro Sciences in Letcombe Regis, where the former house, lodge, stables and more modern research buildings and greenhouses have stood vacant since 2002. Although Letcombe Regis is one of the Vale’s smaller villages with a very limited range of facilities where normally only a maximum of four small dwellings would be allowed, the Council accepts that a limited redevelopment for residential purposes could be more sustainable than a B1 business use on the site. However, great care will have to be taken to ensure that any redevelopment retains and enhances the Letcombe Brook corridor, provides new public open space, retains the existing trees and open paddocks and can be readily integrated into the village in both physical and visual terms. It will also be necessary for any scheme to protect the setting of the surrounding listed buildings and make a positive contribution to the conservation area, the Area of Outstanding Natural Beauty and the character and appearance of the village as a whole. Given the sensitivity of the surroundings, residential development on the site will only be permitted as part of a comprehensive scheme containing sufficient details to show that all the concerns raised above will be satisfactorily addressed. In addition to ensure that the redevelopment is no less sustainable than its previous use, the volume of traffic generated should be no greater than if the site was reused for B1 purposes, and preferably it should be less. To help achieve this, contributions, secured through a legal agreement, will be needed towards improving the bus service to Wantage. (FURTHER TEXT TO FOLLOW)

POLICY H8B

LAND AT THE FORMER DOW SITE AT LETCOMBE REGIS IS IDENTIFIED FOR HOUSING DEVELOPMENT RESULTING IN A NET INCREASE OF NO MORE THAN **XX** (TO FOLLOW) DWELLINGS FOLLOWING THE DEMOLITION OF THE FORMER EMPLOYMENT STRUCTURES. PROPOSALS WILL ONLY BE PERMITTED WHERE THEY ARE IN ACCORDANCE WITH A COMPREHENSIVE SCHEME FOR THE WHOLE SITE, INCLUDING LAND SHOWN ON THE PROPOSALS MAP TO BE RETAINED AS OPEN SPACE AND WHERE ALL NECESSARY ON SITE AND OFF SITE INFRASTRUCTURE AND SERVICE REQUIREMENTS ARE MET.”

Reason for the Change: to **XX** (TO FOLLOW)

Proposed Modification: PM8.46

Page 155: Policy H9

Delete criterion i)

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraph 8.21.3 of his report as it lacks clarity and is covered by criteria ii) and iii).

Proposed Modification: PM8.47

Page 156: Paragraph 8.57

Third sentence replace “nine dwellings” with “fifteen dwellings on sites of up to 0.5 ha in size.”.

Reason for the Change: to accept the Inspector’s recommendation for the reasons in paragraph 8.22.8 of his report and not preclude the redevelopment of brownfield sites that might be acceptable in all other respects.

Proposed Modification: PM8.48

Page 157: Policy H10

Reword the first part of the policy as follows:

“WITHIN THE BUILT UP AREAS OF THE VILLAGES LISTED BELOW, NEW HOUSING DEVELOPMENT ON SITES OF UP TO ABOUT 0.5 HA IN TOTAL SIZE AND NOT MORE THAN 15 DWELLINGS WILL BE PERMITTED PROVIDED”.

Delete criterion i) and replace by a reworded former criterion iii) as follows:

“THE SCALE, LAYOUT, MASS AND DESIGN OF THE NEW DWELLINGS WOULD NOT MATERIALLY HARM THE FORM, STRUCTURE OR CHARACTER OF THE SETTLEMENT; AND”

Reword criterion ii) as follows:

“IT WOULD NOT RESULT IN THE LOSS OF FACILITIES IMPORTANT TO THE LOCAL COMMUNITY, INCLUDING AREAS OF FORMAL OR INFORMAL OPEN SPACE.”

Reasons for the Change: to accept the Inspector’s recommendations for the reasons in paragraph 8.22.8 - 8.22.11 of his report and not preclude the redevelopment of brownfield sites that might be acceptable in all other respects, to increase flexibility and remove the unnecessary reference to large gardens.

Proposed Modification: PM8.49

Page 157 Policy H10

Delete ‘Ashbury’ from H11 and include under H10.

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraph 8.22.15 of his report to reflect that the village has a state sector primary school.

Proposed Modification: PM8.50

Page 157: Paragraph 8.58

Fourth line replace “one or two” with “four small”.

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraph 8.23.2 of his report so as to support the continued social and economic well being of these villages.

Proposed modification: PM8.51

Page 158: Policy H11

Second line replace “1 OR 2” with “FOUR SMALL”.

Change criteria “(iii)” to “(ii)”.

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paragraph 8.23.2 of his report to support the continued social and economic well being of these villages, and to reflect the change to policy H10.

Proposed Modification: PM8.52

Page 158: Paragraph 8.59a

Insert the following paragraph before paragraph 8.59

"Many of the Vale's smallest villages and hamlets have considerable character and being largely unaffected by change they contribute much to the overall rural character of the District. They also have very few services and facilities so people living there are almost entirely reliant on the private car to gain access to the jobs, services and facilities they need. However, there may be some very limited scope for further housing development in these smallest of the Vale's settlements, provided it is planned carefully. Given the constraints referred to above such development will be restricted to sites suitable for no more than one or two small dwellings. Particular care will be taken to ensure that such development would not cumulatively harm the structure and character of the settlement. The settlements where this policy will apply include the following: Baulking, Bourton, Buscot, Charney Bassett, Coleshill, Compton Beauchamp, Denchworth, Eaton Hastings, Fernham, Frilford, Garford, Goosey, Great Coxwell, Hinton Waldrist, Idstone, Kingston Winslow, Lyford, Netherton, Pusey, Sparsholt, West Challow and Woolstone. However, the policy will not apply to very small groups of houses and ribbons of development in the rural areas, many of which had their origins in the early part of the twentieth century when planning controls did not exist. The intensification of these small groups and ribbons of housing would serve to exaggerate the effect of undesirable sporadic and ribbon development and new housing in these locations will only be permitted if it meets a clearly identified need in accordance with criterion b) in policy H12 below".

Reason for the Change: as a consequence of the Inspector's recommendation to change policy H12.

Proposed Modification: PM8.53

Page 158: Paragraph 8.60

In the first sentence

delete "the towns and villages" to and including "Green Belt" and insert "existing settlements".

after "viable" add "rural enterprise genuinely requiring a countryside location (such as an"

Reason for the Change: as a consequence of the Inspector's recommended changes to policy H12.

Proposed Modification: PM8.54

Page 159: Policy H12

Reword as follows:

"OUTSIDE THE BUILT UP AREAS OF THE TOWNS AND VILLAGES DEFINED IN POLICIES H9-H11 ABOVE, NEW HOUSES WILL ONLY BE PERMITTED;

- a) AS INFILLING WITH NO MORE THAN ONE OR TWO SMALL NEW DWELLINGS WITHIN THE EXISTING BUILT UP AREA OF A SETTLEMENT OR;
- b) IF PROVED TO BE ESSENTIAL TO MEET THE NEEDS OF AN AGRICULTURAL, ESQUESTRIAN OR OTHER RURAL ENTERPRISE GENUINELY REQUIRING A COUNTRYSIDE LOCATION.

TO BE PERMITTED IN ACCORDANCE WITH b) ABOVE ANY NEW DWELLING MUST:

i) BE LOCATED WITHIN OR ADJACENT TO AN EXISTING GROUP OF DWELLINGS, OR FARM OR COMMERCIAL BUILDINGS, OR IN A WELL SCREENED LANDSCAPE SETTING;
ii) BE RELATED IN SIZE TO THE REQUIREMENTS OF THE ENTERPRISE; AND
iii) BE SUBJECT TO CONTROLS OVER OCCUPANCY TO ENSURE IT IS RETAINED FOR THE PURPOSE FOR WHICH IT WAS ORIGINALLY JUSTIFIED.
APPLICATIONS TO REMOVE SUCH CONTROLS WILL NOT BE PERMITTED UNLESS IT CAN BE DEMONSTRATED THAT THEY HAVE OUTLIVED THEIR USEFULNESS IN THE AREA AS A WHOLE.”

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraph 8.24.2 of his report to support the social and economic well being of these settlements.

Proposed Modification: PM8.55

Page 161: Paragraph 8.65

Delete the final sentence

Reason for the Change: as a consequence of the Inspector’s recommended change to policy H15.

Proposed Modification: PM8.56

Page 162: Paragraph 8.66

In the fourth sentence delete “at least”

Reason for the change: as a consequence of the Inspector’s recommendation to change policy H15.

Proposed Modification: PM8.57

Page 162: Policy H15

Second sentence replace “REQUIREMENT” with “EXPECTATION”.

Part ii) delete “AT LEAST” from the first line

Reason for the Change: to accept the Inspector’s recommendations for the reasons set out in paragraphs 8.27.7 and 8.27.8 of his report for flexibility and as there is no justification in national planning guidance for a figure higher than 10% for lifetime homes.

Proposed Modification: PM8.58

Page 162: Policy H15

Reword, part i) as follows:

“ON SITES REASONABLY CAPABLE OF ACCOMMODATING 10 OR MORE DWELLINGS IN SETTLEMENTS OF MORE THAN 3,000 PEOPLE, OR 5 OR MORE DWELLINGS IN SETTLEMENTS OF 3,000 PEOPLE OR LESS, ABOUT 50% OF NEW DWELLINGS SHOULD HAVE TWO BEDROOMS OR LESS; AND”

Reason for the Change: to accept the Inspector’s conclusions (but not his recommendation) in paragraph 8.27.3 of his report to be more flexible in the towns, but the Council wishes to

encourage the provision of small dwellings in villages which is similar to the Inspector's approach for policies H11 and H12.

Proposed Modification: PM8.59

Page 163: Policy H15

Delete final two sentences of policy.

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraphs 8.27.4-8.27.6 of his report as it is contrary to Government advice.

Proposed Modification: PM8.60

Page 163: Paragraph 8.67

Delete the final three sentences

Reason for the Change: to accept the Inspector's recommendations for the reasons set out in paragraphs 8.28.5 of his report as emerging guidance should not be used to determine policy.

Proposed Modification: PM8.61

Page 163: Paragraph 8.68

After the fourth sentence add

"The Housing Needs Assessment update (March 2005) indicated that over the following five years there would be a shortfall of around 845 affordable homes each year. This is still a substantial figure and is well in excess of the total number of homes to be built in the Vale and it fully justifies the policy."

Reason for the Change: to refer to more up to date information.

Proposed Modification: PM8.62

Page 163: Paragraph 8.68

Delete fifth, sixth and seventh sentences

Eighth sentence replace "in terms of" with "including"

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraphs 8.28.12 – 8.28.14 of his report to reflect the changes to policy H16 and be more flexible as to what can be taken into account when assessing viability.

Proposed Modification: PM8.63

Page 163: Paragraph 8.68

Delete the last two sentences

Reason for the Change: there is no longer a need to refer to a different percentage figure operating in South Oxfordshire and for Didcot.

Proposed Modification: PM8.64

Page 164: Paragraph 8.69

In the third sentence after the words “prices and” delete the remainder of the sentence and insert “as a general guide”. Delete the last sentence.

Reason for the Change: it is no current ODPM advice on this matter and the Housing Strategy Statement will not update housing need annually.

Proposed Modification: PM8.65

Page 165: Paragraph 8.70

In the first sentence after “Given the” delete “increasing”; delete “reduced” and insert “contributions from the increased”

In the second sentence after “recommended that” insert “fully serviced”; after “zero” delete the remainder of the sentence and insert “cost”

Reason for the Change: for clarity and to correct an error.

Proposed Modification: PM8.66

Page 165: Policy H16

First sentence replace “50%” with “40%”.

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraphs 8.28.12 – 8.28.13 of his report as he considers 40% a more realistic, reasonable and rational target.

Proposed Modification: PM8.67

Page 165: Policy H16

Part i) replace “10” with “15” and “0.3” with “0.5”

Part ii) replace “FOUR” with “FIVE”

Reason for the Change: to accept the Inspector’s recommendations for the reasons set out in paragraphs 8.28.5 – 8.28.10 of his report to be consistent with advice in Circular 6/98: *Planning and Affordable Housing*.

Proposed Modification: PM8.68

Page 166: Paragraph 8.72

In the last sentence delete “must” and insert “should”

Reason for the Change: as a consequence of the Inspector’s recommendation on policy H17.

Proposed Modification: PM8.69

Page 168: Policy H17

Delete criterion iv)

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraph 8.30.1 of his report as it cannot be a requirement that parish councils given their consent to rural exception schemes.

Proposed Modification: PM8.70

Page 174: Policy H23

Part i) delete "AT LEAST"

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paragraphs 8.34.2 and 8.34.3 of his report as 15% open space is not an absolute requirement.

Proposed Modification: PM8.71

Page 174: Paragraph 8.88

Delete all except the last sentence and put it at the beginning of paragraph 8.90

Reason for the Change: as a consequence of the Inspector's recommendation on policy H15.

Proposed Modification: PM8.72

Page 175: Policy H24

Delete part i)

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paragraph 8.35.1 of his report to be consistent with policy H15 as proposed to be modified.

Chapter 9 – Community Services and Facilities

Proposed Modification: PM9.1

Page 179: Paragraph 9.6

Change reference to PPG1 to PPS1 in the second sentence and replace all words after 'emphasizes' with 'development plans should promote development that creates socially inclusive communities, including suitable mixes of housing and that plan policies should ensure that the impact of development on the social fabric of communities is considered and taken into account'.

Reason for the Change: to update the references to Government guidance.

Proposed Modification: PM9.2

Page 183: Paragraph 9.21

Delete the words 'High Landscape Value' and replace with 'protected landscape' in the third sentence.

Reason for the Change: to reflect the Inspector's recommendation for the replacement of the 'AHLV' with 'North Vale Corallian Landscape'.

Proposed Modification: PM9.3

Page 185: Paragraph 9.27

Delete reference to PPG7 and replace with a reference to PPS7 and replace all words after states that with 'the Government's objectives for rural areas include the promotion of thriving, inclusive and sustainable rural communities whilst continuing to protect the open countryside for the benefit of all'

Reason for the Change: to update the references to Government guidance.

Proposed Modification: PM9.4

Page 185: Paragraph 9.29a

Add "Outside the five main towns" after "house" in line 2.

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paras 9.5.2 – 9.5.4 of his report as the term 'local community' is difficult to define in towns.

Proposed Modification: PM9.5

Page 186: Policy CF5

Add at beginning of policy "OUTSIDE THE FIVE MAIN TOWNS,"

Delete part i) of policy.

Reword part ii) as follows: "THERE IS EVIDENCE THAT THE PUBLIC HOUSE IS AN IMPORTANT LOCAL COMMUNITY FACILITY, WHEN IT MUST BE DEMONSTRATED THAT IT WOULD NOT BE ECONOMICALLY VIABLE TO CONTINUE WITH THAT USE".

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paras 9.5.2 – 9.5.4 of his report relating to the definition of 'local community' (see above) and to provide clarity to the wording of the policy.

Proposed Modification: PM9.6

Page 189: Paragraph 9.36

Delete paragraph except for the first sentence

Reason for the change: to accept the Inspector's recommendation except for the first sentence which should be retained in order to make clear the attitude the Council will take to its own land.

Proposed Modification: PM9.7

Page 189: Paragraph 9.37

Delete paragraph except for the last sentence which is to be added as first sentence of paragraph 9.38.

Reason for the Change: to accept the Inspector's recommendation except for the last sentence which usefully explains that the Council will scrutinise carefully proposals that might be sited near children.

Proposed Modification: PM9.8

Page 189: Paragraph 9.39a

Insert the following new paragraph as 9.39a.

'Development for telecommunications in the Green Belt will be expected to maintain openness in line with policy GS3. However, it is recognised that, due to the technical and operational characteristics of telecommunications development proposals may be made which do not maintain openness. Such development is inappropriate and will only be permitted if very special circumstances are demonstrated which outweigh the harm to the Green Belt. In these circumstances the operator must demonstrate that there are no suitable alternative sites outside the Green Belt which would meet the needs of network coverage or capacity'.

Reason for the Change: to accord with the Inspector's recommendation for including text to explain the connection with PPG8 and policy GS3.

Proposed Modification: PM9.9

Page 192: Paragraph 9.50

Delete the paragraph

Reason for the change: to remove out of date text.

Proposed Modification: PM9.10

Page 194: Paragraphs 9.54 and 9.55

Replace references to "PPG22" with "PPS22" in both paragraphs.

Para 9.54 – Delete "although PPG7: The Countryside touches on energy crops".

Para 9.54 – Add at end "(but not energy from mass incineration of domestic waste)."

Para 9.55 – Replace “annexes to the PPGs give” with “PPS gives”.

Reason for the Change: to accept the Inspector’s recommendation to change the wording of plan paras 9.54 & 9.55 for the reasons given in paras 9.10.1 of his report to reflect the update in Government advice.

Chapter 10 - Leisure

Proposed Modification: PM10.1

Page 197 Paragraph 10.7

First line delete “PPG6: Town Centres & Retail Development” insert “PPS6 Planning for Town Centres” 3rd line delete “bingo halls” insert “theatres”.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to para 12.74 of the Local Plan.

Proposed Modification: PM10.2

Page 201 Policy L1

Third line replace ‘NOT’ with ‘ONLY’ and ‘UNLESS THE COUNCIL IS SATISFIED THAT’ with ‘IF’

Reason for the Change: to accept Inspector’s recommendation for the reasons set out in para 10.3.2 of his report to improve the wording of the policy, remove the reference to the Council and minor rewording to clarify that the loss of outdoor play space to development would only be permitted if a deficiency would be created or exacerbated.

Proposed Modification: PM10.3

Page 206 Paragraph 10.33

Line 10, delete “Guidance note 6: Town Centres & Retail Development (PPG6)” and insert “Statement 6; Planning for Town Centres (PPS6)”.

Reason for the Change: a consequential change arising from the Inspectors recommendation to para 12.74 of the Local Plan.

Proposed Modification: PM10.4

Page 208: Paragraph 10.34

Add ‘in particular policy DC5 which dealt with access’ after ‘Plan’

Reason for the Change: to accept Inspector’s recommendation requiring developments to be accessible by cycling, walking or public transport.

Proposed Modification: PM10.5

Page 208 Paragraph 10.37

Line 5, delete “Area of High Landscape Value” and insert “North Vale Corallian Ridge”.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change policy NE7 and its title.

Proposed Modification: PM10.6

Page 210: Paragraph 10.41

Add new sentence at the end of paragraph as follows

“To this end, the Council will seek to use planning conditions or legal agreements with developers to ensure rights of way are protected and opportunities to improve the network are secured.”

Reason for the Change: to accept Inspector’s recommendation as set out in para 10.11.2 of his report that this change would be helpful.

Proposed Modification: PM10.7

Page 216: Paragraph 10.71

After first sentence add

“Opportunities should also be taken to investigate whether the canal could be used to alleviate drainage problems in the area.”

Reason for the Change: to accept Inspector’s recommendation as set out in para 10.15.5 of his report that it allows the potential benefits arising from the restoration of the canal to be examined.

Proposed Modification: PM10.8

Page 217: Paragraph 10.72a

First sentence add ‘satisfactorily’ between ‘be’ and ‘addressed’

Add new sentence at end of paragraph as follows

“Regard will also need to be paid to minerals and waste issues as identified in Oxfordshire County Council’s Minerals & Waste Local Plan.”

Reason for the Changes: to accept the Inspector’s recommendation as set out in para 10.15.3 of his report. These changes provide clarity and explain the intent and implementation of the policy and its context.

Proposed Modification: PM10.9

Page 217 New Paragraph 10.72b

Add new paragraph as follows

“10.72b Development on or near the route of the canal will be expected to contribute towards its restoration in order to enhance its role as a major recreational and leisure facility in the district.”

Reason for the Change: to accept Inspector’s recommendation as set out in para 10.15.4 of his report that it is reasonable to expect new development schemes to contribute to the restoration of the canal. As long as any such contributions are fairly and reasonably related to the development proposal.

Proposed Modification: PM10.10

Page 217 Paragraph 10.72b

Add to end of paragraph “via planning conditions, legal agreements and/or in relation to surface water drainage arrangements”.

Reason for the Change: this change was suggested by the Inspector in para 10.15.4 of his report, however the suggestion did not get included in his recommendation. As it was clearly the Inspector's intention the above modification should be added to para. 10.72b to give clarity. It is recommended as a modification.

Proposed Modification: PM10.11

Page 217: Policy L13

Second paragraph add 'AND HERITAGE' to end after 'CONSERVATION'

Reason for the Change: to accept Inspector's recommendation as set out in para 10.15.3 of his report this change provides clarity and explains the intent and implementation of the policy and its context.

Proposed modification: PM10.12

Page 226: Policy L19

Replace the last point with 'GIVE RISE TO EXCESSIVE USE OF PUBLIC RIGHTS OF WAY IN TERMS OF TRAFFIC GENERATION OR DAMAGE TO A PATH'S FABRIC OR NOISE, SMELL OR OTHER DISTURBANCES WHICH WOULD BE HARMFUL TO THE AMENITY OF NEIGHBOURING PROPERTIES OR OTHER PATH USERS.

Reason for the Change: to accept Inspector's recommendation as set out in para 10.20.1 of his report that a reference in policy L19 to a paths fabric is required.

Chapter 11 – Economy of the Vale**Proposed Modification: PM11.1****Page 229: Paragraph 11.7**

Replace reference to PPG 7 with PPS 7 in paragraph.

Reason for the Change: to reflect the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report relating to the production of updated Government guidance.

Proposed Modification: PM11.2**Page 234: Paragraph 11.26**

Delete reference to land south of Marcham Road.

Reason for the change: land is being developed for a nursing home.

Proposed Modification: PM11.3**Page 235: Paragraph 11.28**

Delete the paragraph relating to land south of Marcham Road, Abingdon.

Reason for the change: land is being developed for a nursing home.

Proposed Modification: PM11.4**Page 236: Policy E1**

Delete criteria ii) relating to land south of Marcham Road, Abingdon.

Reason for the change: land is being developed for a nursing home.

Proposed Modification: PM11.5**Page 239: Paragraph 11.38**

Alter reference to policy E12 to policy E10.

Reason for the change: consequential changes to the supporting text relating to the Inspector's recommendations set out in paragraphs 11.11.1 to 11.11.7 of his report for the deletion of policy E12.

Proposed Modification: PM11.6**Page 240: Paragraph 11.41 and Policy E4**

Delete the paragraph and the last sentence of the policy.

Reason for the change: to accept the Inspector's recommendation for the reasons set out in paragraphs 11.5.1 – 11.5.6 of his report in that it is not necessary to restrict the proportion of the site occupied by a single user.

Proposed Modification: PM11.7**Page 246: Paragraph 11.59**

Delete paragraph

Reason for the Change: to accept the Inspector's recommendations for the reasons set out in paragraphs 11.8.1 to 11.8.14 of his report whereby it is considered that the previous limitation on developed floorspace is no longer necessary.

Proposed Modification: PM11.8

Page 247: Paragraph 11.62

Second sentence delete "there is one wildlife site of county importance on the campus, which together with any other"

Reason for the Change: to accept the Inspector's recommendations for the reasons set out in paragraphs 11.8.1 to 11.8.14 of his report in that the wildlife site is no longer in existence.

Proposed Modification: PM11.9

Page 248: Policy E7

Delete criterion i) from the policy

Delete "OF THE CAMPUS" after "EAST" and all words after "NORTH" in criterion iv).

Reason for the Change: to accept the Inspector's recommendations for the reasons set out in paragraphs 11.8.1 to 11.8.14 of his report whereby it is considered that the previous limitation on developed floorspace is no longer necessary and to clarify the policy.

Proposed Modification: PM11.10

Page 250: Paragraph 11.69

Insert "some of" after "planning guidance for" in the first line and delete text in brackets in the second line.

Reason for the Change: to update text.

Proposed Modification: PM11.11

Page 253: Paragraph 11.76

Replace reference to PPG 7 with PPS 7 in paragraph.

Reason for the Change: to accept the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report to reflect the production of updated Government guidance.

Proposed Modification: PM11.12

Page 254: New title above paragraph 11.79

Replace title before paragraph 11.79 with "Key Business Sites"

Reason for the Change: consequential changes to the supporting text relating to the Inspector's recommendations set out in paragraphs 11.11.1 to 11.11.7 of his report for the deletion of policy E12.

Proposed Modification: PM11.13

Page 254: New Paragraph 11.80a

Add former paragraph 11.82 as 11.80a after paragraph 11.79 and renumber subsequent paragraphs

Reason for the Change: consequential changes to the supporting text relating to the Inspector's recommendations set out in paragraphs 11.11.1 to 11.11.7 of his report for the deletion of policy E12.

Proposed Modification: PM11.14

Page 254: Policy E10

Add "GROVE ROAD, WANTAGE; DOWNSVIEW ROAD, GROVE AND STATION ROAD, GROVE after "GROVE TECHNOLOGY PARK".

Amend Proposal Map accordingly

Reason for the Change: to accept the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report in that it is considered that policies E10 and E12 can be combined due to their similarity.

Proposed Modification: PM11.15

Page 255: Policy E11

Delete "LOCAL" before "RURAL" in first line of policy and title.

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraph 11.12.1 of his report to clarify the meaning of the title.

Proposed Modification: PM11.16

Page 256: Delete Paragraphs 11.81 and 11.82

Delete Paragraphs 11.81 and 11.82 and renumber subsequent paragraphs

Reason for the Change: consequential changes to the supporting text relating to the Inspector's recommendations set out in paragraphs 11.11.1 to 11.11.7 of his report for the deletion of policy E12.

Proposed Modification: PM11.17

Page 256: Policy E12

Delete policy and add "GROVE ROAD, WANTAGE; DOWNSVIEW ROAD, GROVE AND STATION ROAD, GROVE" to policy E10 after "GROVE TECHNOLOGY PARK" (see proposed modification PM11.6)

Renumber subsequent policies and amend Proposals Map accordingly.

Reason for the Change: to accept the Inspector's recommendations in relation to policy E12 for the reasons set out in paragraph 11.13.3 of his report in that it is considered that policies E10 and E12 can be combined due to their similarity.

Proposed Modification: PM11.18

Page 258: Policy E14

Delete "AND NOT TO SERVE THE NEEDS OF A WIDER AREA" from the end of criterion i).

Reason for the Change: to accept the Inspector's recommendations for the reasons in paragraph 11.15.3 of his report so as to simplify the implementation of the policy.

Proposed Modification: PM11.19

Page 260: Policy E15

Add "INAPPROPRIATE" before "LEVELS" in criterion iii)

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraph 11.16.1 of his report to clarify the meaning of the part of the policy which refers to traffic.

Proposed Modification: PM11.20

Page 261: Policy E16

Delete all words after "RESTORATION OF THE SITE".

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraphs 11.17.1 to 11.17.5 of his report

Proposed Modification: PM11.21

Page 262: Paragraph 11.95

Replace reference to PPG 7 with PPS 7 in paragraph.

Reason for the Change: to reflect the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report relating to the production of updated Government guidance.

Proposed Modification: PM11.22

Page 264: Paragraph 11.98

Replace reference to PPG 7 with PPS 7 in paragraph, delete references to Annex C and change references to paragraphs from C13 and C26 to 30 and 31.

Reason for the Change: to reflect the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report relating to the production of updated Government guidance.

Proposed Modification: PM11.23

Page 264: Paragraph 11.100

Replace reference to PPG 7 with PPS 7 in paragraph.

Reason for the Change: to reflect the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report relating to the production of updated Government guidance.

Proposed Modification: PM11.24

Page 265: Paragraph 11.102

Replace reference to PPG 7 with PPS 7 in paragraph and change references to PPG6 to PPS6 'Planning for Town Centres'.

Reason for the Change: to reflect the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report relating to the production of updated Government guidance.

Proposed Modification: PM11.25

Page 268: Paragraph 11.107

Replace reference to PPG 7 with PPS 7 in paragraph, delete reference to Annex F and replace all text in the first sentence after "which states that" with "policies should ensure the maintenance of environmental quality and countryside character in relation to equine enterprises".

Reason for the Change: to reflect the Inspector's recommendations for the reasons set out in paragraphs 11.11.1 to 11.11.7 of his report relating to the production of updated Government guidance.

Chapter 12 – Shopping and Town Centres

Proposed Modification: PM12.1**Page 274 Paragraph 12.8 – 12.9**

Delete and replace with “12.8 Current government advice to planning authorities on shopping related issues is contained in PPS6: Planning for Town Centres (2005) and PPG13: Transport (2001). PPS6 emphasises the role of existing town centres, clearly stating that the government’s objectives are to:

- planning for the growth and development of existing centres;
- promoting and enhancing existing centres, by focussing development.

In such centres and encouraging a wide range of services in a good environment accessible to all.

12.9 The potential for reducing the need to travel, and reliance on the private car, are key government objectives. This view is emphasised in both PPG13 and PPS6, which advise that shopping should be promoted in existing town centres which are more likely to offer access by a choice of means of transport. PPS6 also places emphasis on a sequential approach being taken to the location of new retail development.”

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.2**Page 275 Paragraph 12.12**

Replace “PPG6” with “PPS6” in first line.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.3**Page 278 Paragraph 12.22**

Replace “PPG6” with “PPS6” in first sentence.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.4**Page 279 Paragraph 12.24**

Replace “PPG6” with “PPS6” in first sentence.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.5**Page 280 Paragraph 12.29**

Replace “PPG6” with “PPS6”.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.6**Page 284 Paragraph 12.42**

Replace “PPG6” with “PPS6”

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.7**Page 286 Paragraph 12.47**

Replace “PPG6” with “PPS6”.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.8**Page 294 Paragraph 12.71**

Replace “PPG6” with “PPS6” in second and third sentences.

Reason for the Change: a consequential change arising from the Inspector’s recommendation to change paragraph 12.74.

Proposed Modification: PM12.9**Page 296: Paragraph 12.74**

Replace “PPG 6” with “PPS 6” in paragraph

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in paragraph 12.14.1 of his report to update the plan.

Proposed Modification: PM12.10**Page 394: New Paragraph 12.71a**

Add new paragraph

“12.71a

In assessing whether all reasonable efforts have been made to sell or let a village shop this will involve consideration of the marketing, either as a going concern or where it has ceased trading. It will need to take account of how the shop was operated over time and what efforts were made to advertise and market it on the open market, whether or not the sale value was realistic and whether the potential of the business was made clear. It will not be

sufficient for an applicant to state that a village shop is not viable if this cannot be proved to be correct.”

Reason for the Change: to accept the Inspector’s recommendation for the reason given in paragraph 12.13.1 of his report to clarify the plan.

Proposal Map

Proposed Modification: PM MAP1

Eastern Vale; Western Vale; Faringdon Inset; Abingdon Inset; Botley, North Hinksey and Chawley Inset; and all the village Insets

In the key replace “Area of High Landscape Value” with “North Vale Corallian Ridge”

Reason for the Change: to accept the Inspector’s recommendations for the reasons given in paras 7.10.5 & 7.10.6 of his report to provide consistency with Government guidance.

Proposed Modification: PM MAP2

Eastern Vale; Western Vale; Faringdon Inset; Abingdon Inset; Grove and Wantage Inset

Add definition of area to which policy NE9 applies, as shown for illustrative purposes in PM MAP 2. However, the designation will not extend inside the development boundaries for Abingdon, Grove, Wantage and Didcot.

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in para 7.11.1 of his report for clarity and consistency .

Proposed Modification: PM MAP3

All

Add appropriate location symbol for the County Wildlife Sites as listed in Appendix 4.

Reason for the Change: for completeness.

Proposed Modification: PM MAP4

Various

Remove the following H8 housing allocations

- ii) Manor Farm – Eastern Vale
- iv) Warnborough College – Eastern Vale
- v) Lawrence Road – South Hinksey Inset
- vi) Wootton Business Park – Wootton Inset

Re-number housing allocation “H8i)” as “H8A” – (Chilton Field) – Eastern Vale

Renumber housing allocation “H8iv)” as “H8B” – (Former Dow Agro Sciences) – Grove and Wantage Inset

Reason for the Change: to accept the Inspector’s recommendation for the reasons given in paragraphs 8.20.1-8.20.3, 8.20.33-8.20.50 and 8.20.102 of his report.

Proposed Modification: PM MAP5

Abingdon Inset

At Radley College, change the MDS boundary.

Reason for the Change: to accept the Inspector’s recommendation for the reasons set out in para 3.9.1 – 3.9.9 of his report, and to reflect the acknowledged needs of a well established educational facility.

Proposed Modification: PM MAP6**Botley, North Hinksey and Chawley Inset**

Delete Safeguarded land (policy GS5)

Reason for the Change: to accept the Inspector's reasons in para 3.10.1 of his report in the context of the Inspector's recommendation to allocate two of the three safeguarded sites for housing.

Proposed Modification: PM MAP7**Botley, North Hinksey and Chawley Inset**

Add land at Lime Road, Botley and Tilbury Lane, Botley for housing.

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 14.6.1 and in accordance with the Inspector's recommendations in Sections 8.2 and paras 8.7.2 – 8.7.19 of his report as Botley is a highly sustainable location for development in transport terms.

Proposed Modification: PM MAP8**Faringdon Inset**

Amend the development boundary of Faringdon to include Sudbury House and its grounds, as well as nos. 1 and 3 Stanford Road and their existing curtilages.

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraphs 3.3.2 - 3.3.7, and 14.7.1 of his report, as the land more closely relates to the built-up area than the countryside beyond.

Proposed Modification: PM MAP9**Faringdon Inset**

Add land at Winslow and Coxwell House, Coxwell Road for housing

Reason for the Change: to accept the Inspector's recommendation for the reasons set out in paragraphs 8.10.9-8.10.13 of his report.

Proposed Modification: PM MAP10**Faringdon Inset**

Include within the Faringdon development boundary land at Winslow and Coxwell House, Coxwell Road, and delete from policies NE7 and NE10

Reason for the Change: to accept the Inspector's recommendation for the reasons given in para 8.21.7 of his report, and to be consistent with allocating the land for housing development.

Proposed Modification: PM MAP11**Faringdon Inset:**

Delete second deposit change PM/40 in respect of land with planning permission for tennis courts at Coxwell Road, Faringdon.

Reason for the Change: to accept Inspector's recommendation for the reasons set out in paras 10.3.8, 10.3.10 and 14.7.1 of his report that the tennis can relocate without the recognition on the

proposals map particularly as it may create some 'hope value' that other forms of development might be permitted.

Proposed Modification: PM MAP12

Grove and Wantage Inset

Remove former village school from designation 'open space associated with development' at Letcombe Regis.

Reason for the Change: to accept the Inspector's recommendation for the reasons given in paragraphs 8.20.33-8.20.50 of his report and to correct an error.

Proposed Modification: PM MAP13

Grove and Wantage Inset

Remove E12 designation and replace with E10 at the following sites:

- Grove Road, Wantage;
- Downsview Road, Grove;
- Grove and Station Road, Grove.

Reason for the Change: to accept the Inspector's recommendations for the reasons set out in paras 11.11.1 to 11.11.7 of his report.

Proposed Modification: PM MAP14

Wantage Town Centre Inset

Extend Letcombe Brook green corridor adjacent to Mill House, Locks lane, Wantage

Reason for the Change: to accept Inspector's recommendation for the reasons given in para 14.8.1 of his report. The land to which the extension relates is similar in character to land already in the Letcombe Brook Green Corridor.

Proposed Modification: PM MAP15

Wantage Town Centre Inset

Delete The Bell public house, Mill Street, Wantage from the primary shopping frontage (policy S2).

Reason for the Change: to accept the Inspector's recommendation for the reason given in paragraphs 12.3.7 and 14.8.1 of his report to correct a drafting error.

APPENDICES

Appendix 4

Proposed Modification: A4.1

Schedule of Designated Sites, 7. Geologically Important Sites.

Delete text and insert,

“Coxwell Pit

Faringdon

Faringdon (Rogers Concrete)	Faringdon
The Manger, Whitehorse Hill	Woolstone
Hatford Sand Pit	Hatford
Gimbro Copse Quarry	Pusey
Dry Sandford Quarries	St Helens Without
Tubney Woods	Fyfield and Tubney
Shellingford Quarry	Shellingford
Wicklesham Quarry	Faringdon”

Appendix 5

Proposed Modification: A5.1

Para v)

Add to the first sentence after "Strategy": "consistent with the objectives of the Didcot Area ITS,"

Reason for Change: to accept the recommendation made in the Joint Inspectors' Report at para 11.1.9 to reflect the importance which the District and county Councils attach to the Didcot ITS.

Glossary

Proposed Modification: G1

Add, Planning Policy Statements (PPSs): Updated guidance on general and specific aspects of planning policy issued by Central Government.

Proposed Modification: G2

Remove 'Safeguarded land' definition.

Reason for the Change: this is a consequential change of accepting the Inspector's recommendation to delete safeguarded land policy.

Proposed Modification: G3

Add 'Original Dwelling: The size of the original dwelling will be taken as that at October 1995. The measurements are to be made externally and will not include outbuildings. For dwellings built after this date it will be the size and permitted by the original planning application.

Chapter 13 – Tourism

Proposed Modification: PM13.1

Page 306: Paragraph 13.32

Second sentence replace reference to PPG7 with reference to PPS7.

Reason for the Change: to update the reference to Government guidance.

Proposed Modification: PM13.2

Page 307: Policy T4iv)

Replace reference to North Vale Area of High Landscape Value with reference to North Vale Corallian Ridge.

Reason for the Change: to reflect the Inspector's recommendations elsewhere in his report.
