

Page 151: Paragraph 8.51

Delete the second and third sentences and insert:

“Criterion (xi) will secure this objective by providing appropriate on and off-site transport infrastructure. The highway authority and the Highway Agency will advise on the transport measures required. These measures will be identified through the development of an integrated transport strategy for the Didcot area, having regard to the following objectives:

- To reduce reliance on the use of the private car by improving choices available to meet transport needs within Didcot and between Didcot and the surrounding settlements;
- To increase accessibility to facilities for those without cars and/or with mobility impairment;
- To promote the use of public transport (bus and rail);
- To identify and provide a safe, continuous and high quality network of pedestrian and cycle routes;
- To promote road safety and reduce the number and severity of road casualties;
- To promote efficient highway management including the identification of transport infrastructure as appropriate, and parking demand and supply;
- To improve provision for interchange between modes of transport; and
- To relieve traffic congestion where it is causing significant amenity or environmental problems.

The District Councils and Oxfordshire County Council should urgently consider the detailed options for an A4130 to A417 link, to include a Harwell by-pass. For the section between the A4130 and the B4493, this link should not require additional land outside the boundary of the MDA.

The Council, together with South Oxfordshire District Council and the County Council, will be seeking the progression of measures identified in phase 2 of the provisional strategy as a matter of urgency. The provisional strategy proposes a range of transport measures which include a Harwell by-pass in order to alleviate the impact of traffic arising from developments in the Didcot area. The Council considers that the provision of a Harwell by-pass is a priority.

Reason for the Change: to accept the recommendation in the joint Inspectors' Report on the local plan inquiry for Didcot at paragraph 11.2.166 to reflect the importance attached to the Harwell by-pass and to clarify the Council's position.

Page 154: Policy H8

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

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 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, it will be necessary to contribute to on and off site infrastructure, and the volume of traffic generated should be no greater than if the site was reused for B1 purposes, 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. If all these matters can be satisfactorily resolved a maximum of 100 dwellings will be permitted on the site; this meets the density requirements in PPG3 and policy H14.

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 100 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 accept the Inspector's recommendation for the reasons set out in paragraphs 8.20.33 to 8.20.50 in his report.