

# Council Agenda



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Date: 7 October 2014  
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## Summons to attend a meeting of Council

to be held on Wednesday 15 October 2014 at 7.00 pm  
The Ridgeway (main hall first floor), The Beacon, (formerly Wantage Civic Hall), Portway, Wantage, OX12 9BY

A handwritten signature in black ink, appearing to read "M Reed".

Margaret Reed  
Head of Legal and Democratic Services

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# Agenda

## Open to the public including the press

### Council's vision

The council's vision is to take care of your interests across the Vale with enterprise, energy and efficiency.

### 1. Apologies for absence

To receive apologies for absence.

### 2. Minutes

(Pages 7 - 21)

To adopt and sign as a correct record the council minutes of the meeting held on 16 July 2014 (attached).

### 3. Declarations of interest

To receive any declarations of disclosable pecuniary interests in respect of items on the agenda for this meeting.

### 4. Chairman's announcements

To receive any announcements from the chairman.

### 5. Statements, petitions and questions from the public relating to matters affecting council.

Any statements, petitions and questions from the public under standing order 32 will be made or presented at the meeting.

### 6. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

### 7. Petitions under standing order 13

To receive petitions from members of the council under standing order 13 (if any).

## 8. Questions under standing order 12

To receive questions from members of the council under standing order 12.

1. Question from Councillor Patrick Lonergan to the Leader of the Council, Councillor Matthew Barber

Could the Leader please give a detailed financial breakdown of the planned upgrade to the Lodge Hill junction – including a) its total cost, b) the hoped-for contribution from the CIL, Section 106 contributions, grants, and any other sources of funding, and also state the number of homes that will be needed to be built to deliver the required CIL and Section 106 contributions?

2. Question from councillor Jenny Hannaby to the Leader of the Council, Councillor Matthew Barber

Could the Leader please give a detailed financial breakdown of the plans to deliver the NE Wantage link road - including a) its total cost, b) the hoped-for contribution from the CIL, Section 106 contributions, grants, and any other sources of funding, and also state the number of homes that will be needed to be built to deliver the required CIL and Section 106 contributions?

3. Question from Councillor Richard Webber to Councillor Mike Murray, Cabinet member for planning policy

Please could he tell the Council how many Vale communities have to date formally embarked on Neighbourhood Planning by submitting an application for designation?

4. Question from Councillor Judy Roberts to Councillor Mike Murray, Cabinet member for planning policy

In its proposed Local Plan, the administration places much hope on the Planning Inspector's acceptance of the Liverpool approach. Does the Cabinet member agree this is a risky policy?

5. Question from Councillor Jerry Patterson to Councillor Mike Murray, Cabinet member for planning policy

Does he agree that the Council should affirm the importance of the Green Belt protection and ensure robust safeguards are not undermined when assessing unmet housing needs?

6. Question from Councillor Julie Mayhew-Archer to Councillor Elaine Ware, Cabinet member for economy, leisure and property

Can you provide an update to Council on progress towards a trial of automatic number plate recognition in the Charter multi-storey car park in Abingdon?

7. Question from Councillor Sandy Lovatt to Councillor Jim Halliday, Chairman of the Scrutiny Committee

In light of the Inspector's letter at Cherwell District Council's Examination in Public does Councillor Halliday agree that the Council should use the Vale's Objectively Assessed Need (OAN) from the Oxfordshire Strategic Housing Market Assessment (SHMA) as the District's Housing Target for the Vale Local Plan 2031?

8. Question from Councillor Yvonne Constance to Councillor Jim Halliday, Chairman of the Scrutiny Committee

For the benefit of the Council can Councillor Halliday please detail any specific alternative proposals or amendments to the plan which would be acceptable to a Local Plan Inspector which have been proposed via the Scrutiny Committee or from his own political group?

## **9. Recommendations from Cabinet, individual Cabinet members, and committees**

(Pages 22 - 36)

To consider the following recommendation from Cabinet.

### **Treasury management outturn 2013/14**

Cabinet, at its meeting on 3 October 2014, considered a report on the outturn performance of the treasury management function for the financial year 2013/14. The report considered by Cabinet at its meeting on 3 October 2014 is **attached**.

**RECOMMENDATION:** to

- (a) approve the treasury management outturn report 2013/14; and
- (b) approve the actual 2013/14 prudential indicators within the report.

## **10. Draft Local Plan to 2031**

(Pages 37 - 81)

Cabinet, at its meeting on 3 October 2014, considered the report of the head of planning on the draft Local Plan 2031. The report set out an overview of the main changes to the draft plan and asked Cabinet to recommend the Council to agree the draft Local Plan 2031 Part 1: Strategic Sites and Policies for publication for the purposes of pre-submission (Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012) public consultation, and thereafter for submission to the Secretary of State for independent examination, together with supporting evidence base studies, topic papers and summaries of the consultation responses received (Regulation 22).

At its meeting Cabinet considered the views aired at the Scrutiny Committee meeting held on 25 September 2014 as set out in the draft minutes of the Scrutiny Committee meeting (available on the council's website). The report considered by Cabinet at its meeting on 3 October 2014 and a schedule of substantive changes circulated at the Cabinet meeting are **attached**.

The following documents, that have informed the plan making process, are available on the council's website with the agenda for this meeting:

- Local Plan 2031 Part 1(Publication Version)
- Sustainability Appraisal Report
- Habitat Regulations Assessment Report
- Consultation Statement and summary report
- Infrastructure Delivery Plan

At its meeting on 3 October 2014 Cabinet authorised the head of planning in consultation with the Cabinet member for planning policy, to make minor changes and corrections to the Local Plan prior to Council on 15 October 2014. Any such changes will be reported to Council.

**RECOMMENDATION to Council:**

1. that the Pre-submission draft Local Plan 2031 Part 1: Strategic Sites and Policies, associated documents (submission Policies Map, Sustainability Appraisal, Appropriate Assessment, Infrastructure Delivery Plan, Consultation Statements) and supporting evidence base studies and topic papers, be published for Pre-Submission public consultation for a period of six weeks under Regulations 19 and 22 of the Town and Country Planning (Local Planning) Regulations 2012,

and thereafter;

2. to authorise the head of planning in consultation with the Cabinet member for planning policy to submit the Submission Local Plan 2031 and all associated documents together with the summarised Pre-Submission public consultation responses to the Secretary of State for independent examination under Regulation 20 of the Town and Country Planning (Local Planning) Regulations 2012; and
3. to authorise the head of planning in consultation with the Cabinet member for planning policy, to make minor changes and corrections to the Local Plan prior to both the publication for consultation and submission.

## **11. Report of the leader of the council**

### **(1) Urgent cabinet decisions**

In accordance with the overview and scrutiny procedure rules, a cabinet decision can be taken as a matter of urgency, if any delay by the call-in process would seriously prejudice the council's or the public's interest. Treating the decision as a matter of urgency must be agreed by the chairman of the Scrutiny Committee and must be reported to the next meeting of the council, together with the reasons for urgency.

To receive any details of urgent cabinet decisions taken since the last ordinary meeting of the council, (if any).

### **(2) Delegation of cabinet functions**

To receive details of any changes to the leader's scheme of delegation.

### **(3) Matters affecting the authority arising from meetings of joint committees, partnerships and other meetings**

To receive the report of the leader (if any).

## **12. Notices of motion under standing order 11**

To receive notices of motion under standing order 11.

- (1) Motion to be proposed by Councillor Bob Johnston, seconded by Councillor Jenny Hannaby

Council calls on officers to report on how the Vale could make and support the business case for a new express train service from Bristol to Bedford, stopping at Wantage/Grove, Didcot, Oxford, Bicester and Milton Keynes.

- (2) Motion to be proposed by Councillor Jerry Patterson, seconded by Councillor Judy Roberts

This Council believes that the Green Belt Review as undertaken in support of the latest iteration of the Local Plan is only a partial review and until the County as a whole undertakes a whole Green Belt Review, the proposed “nibbling at the Green Belt” delivers relatively few houses but sets a dangerous precedent for the future.

# Minutes

of a meeting of the

## Council



held on **Wednesday, 16 July 2014 at 7.00 pm**  
at the **The Ridgeway (main hall first floor), The Beacon, (formerly Wantage Civic Hall), Portway, Wantage, OX12 9BY**

### Open to the public, including the press

#### Present:

Members: Councillors Mike Badcock (Chairman), Eric Batts (Vice-Chairman), John Amys, Marilyn Badcock, Matthew Barber, Yvonne Constance, Roger Cox, Charlotte Dickson, St John Dickson, Gervase Duffield, Debby Hallett, Jeanette Halliday, Jim Halliday, Jenny Hannaby, Anthony Hayward, Dudley Hoddinott, Simon Howell, Bob Johnston, Bill Jones, Mohinder Kainth, Angela Lawrence, Pat Lonergan, Sandy Lovatt, Ron Mansfield, Julie Mayhew-Archer, Elizabeth Miles, Mike Murray, Jerry Patterson, Helen Pighills, Julia Reynolds, Judy Roberts, Fiona Roper, Robert Sharp, Andrew Skinner, Alison Thomson, Melinda Tilley, Margaret Turner, Tony de Vere, Reg Waite, Elaine Ware, Catherine Webber, Richard Webber and John Woodford

Officers: David Buckle, Steven Corrigan, Susan Harbour, Margaret Reed and Pippa Rugman

Number of members of the public: 15

### Co.19 Apologies for absence

Councillors Jason Fiddaman, Gill Morgan, Val Shaw and Janet Shelley had sent their apologies for absence.

### Co.20 Minutes

**RESOLVED:** to adopt as a correct record the minutes of the annual meeting held on 14 May 2014 subject to the following amendments:

- Minute Co.1 – replace Alison Thomson with Mike Badcock to read ‘Councillor Mike Badcock read out the oath of office ...’
- Minute Co.16 – in the first paragraph replace Mike Badcock with Jeanette Halliday to read ‘Councillors Jim Halliday and Jeanette Halliday declared ...’
- Minute Co.7 – delete reference to motion (5) which was not moved at the meeting.

## **Co.21      Declarations of interest**

None.

## **Co.22      Chairman's announcements**

Councillor Mike Badcock reported that, together with the chairman of South Oxfordshire District Council, he was proud to support the 'Lights out' event between 10pm and 11pm on 4 August 2014 – a nationwide event where the UK would plunge into darkness to mark one hundred years since Britain entered World War 1. He encouraged councillors to join him in the event by arranging for one prominent building in their ward to switch off all of its lights for the designated period and place a candle or lamp in one room visible from outside.

The Chairman's Community Awards Lunch would take place on 11 October at The Beacon in Wantage. Nomination forms were available at the meeting and should be returned by 22 August.

The Chairman's Dinner would take place on 7 November with proceeds going to the Poppy Appeal.

He congratulated Councillor Matthew Barber on the birth of his daughter, Lucy, and welcomed Councillor Julia Reynolds to the council following her election to the vacant seat in the Wantage Charlton Ward on 10 April.

## **Co.23      Statements, petitions and questions from the public relating to matters affecting council.**

Dr Les Clyne made the following statement to Councillor Matthew Barber, Leader of the council.

Complaint about possible policy breaches in major Vale housing developments.

"The Section 106 agreements for Grove airfield and Crab Hill developments are being progressed under strict, non negotiable, instructions from the Planning Committee that a minimum of 30% affordable rented housing shall be realised. I understand from recent conversations with Stuart Walker and Anna Robinson that officers may be downplaying these requirements whilst negotiating with developers. I feel that this implies that Adrian Duffield, as Head of Planning, and Anna Robinson, as the Strategic Director, may be exceeding their authority in allowing this to happen, and that instead they should instruct Cathie Scotting (Grove), and Stuart Walker (Crab Hill), only to negotiate with the developers within the parameters laid down by the Planning Committee in both cases, which did allow for flexibility in relation to the shared ownership element (down already from 10% to around 5%), but not in relation to the affordable rented element".

Dr Clyne referred to an article in the Wantage and Grove Herald which implied delays in the delivery of housing.



Mr William Selby-Lowndes, representative of Great Coxwell Parish Council, addressed Council in objection to the community governance review proposal in CGR11 to move land south of Faringdon bounded by the A420 and Coxwell Road from Great Coxwell parish into Great Faringdon parish. He made the following points:

- No planning permission had been granted with several matters still outstanding
- The current physical boundary provided a clear delineation between the parishes
- The proposed development would not make Great Coxwell Parish Council too unwieldy
- Future residents of the development should have a say.

Ms June Stock, Chairman of Grove Parish Council, addressed Council in support of the community governance review proposals in CGR13, to move that part of Grove Technology Park that lies within East Challow Parish into Grove parish, and CGR24, to extend the boundary of Wantage parish at Stockham Farm and Crab Hill. The proposal in CGR13 would provide a logical boundary for Grove and place the technology park in the parish of its name and the proposal in CGR24 would provide effective and convenient representation.

#### **Co.24 Urgent business**

None.

#### **Co.25 Petitions under standing order 13**

None.

#### **Co.26 Questions under standing order 12**

1. Question from Councillor Debby Hallett to Councillor Mike Murray, Cabinet member for planning policy

‘The Vale consulted on its draft Local Plan 2029 in February 2013. How many responses were received, and could the Cabinet Member please tell me when the consequential changes made to that first draft Local Plan 2029 will be made public, and how he intends to highlight what has changed between the drafts?’

Councillor Murray responded that the council had received 2340 responses. The consequential changes would be made public when the council publishes the pre-submission version of the Local Plan scheduled for later in the year. The Consultation Statement will identify the changes made to the Local Plan in light of the consultation.

In response to a supplementary question on the purpose of the consultation Councillor Murray responded that consultation was a statutory requirement and ensured that residents had the opportunity to comment on the challenges facing the council.

2. Question from Councillor Jerry Patterson to Councillor Mike Murray, Cabinet member for planning policy

‘What is our five year housing land supply status as of this evening, and how is that calculated?’

In response Councillor Murray stated that the latest version of the five year housing land supply statement was published in August 2013 which reported 4.4 years supply. This remained the published position until the receipt of site completion data and forecasts from developers. The next statement would be published alongside the Local Plan pre-submission consultation. He explained how the housing land supply is calculated as set out in the table below:

Start	Housing target for the next five years (annual target x 5)	Annual target from the Local Plan <sup>1</sup>
ADD	Past shortfall (or deduct surplus)	Calculated from the start of the plan period, actual completions less target requirement
ADD	Supply buffer	5% or in our case 20% due to consistent past under-delivery
SUM	Total housing requirement next five years	
Divide by 5	Current ‘annualised’ requirement	

5 year pipeline	Calculate projection for housing completions in the next five years	From the housing trajectory (developer survey based completions forecast)
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Divide	Divide the 5 year housing completions pipeline by the annualised requirement to obtain the current number of years of identified land supply	“Sedgefield” method
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As his supplementary question Councillor Patterson asked if Councillor Murray considered an annual statement sufficient.

Councillor Murray responded that this was the standard approach and that the information provided was better than the option of providing no information.

3. Question from Councillor Debby Hallett to Councillor Elaine Ware, Cabinet member for economy, leisure and property

'What is the current policy for deciding about letting empty units in West Way Centre?'

Councillor Ware responded that under the contract with Doric Properties for the sale of the West Way Shopping Centre the council retained the right to manage and deal with the centre in the ordinary course of estate management.

As her supplementary question Councillor Hallett asked what Doric's role was in the day to day management of the West Way Shopping Centre.

In response Councillor Ware answered that the council retained the right to manage the centre. In order to maintain the centre to function as fully as possible some short term lets had been entered into albeit at reduced rent levels to reflect the present situation. Doric had made some funds available to offset these lower rentals. Occupancy of the retail units had remained high but the letting of office units had been challenging and in some circumstances it made sense to accept relatively low rental offers in order to get the properties let and save the payment of void rates. When offers were considered officers had regard to the financial standing and reliability of the tenant and the proposed use, so that as far as possible a good tenant mix was maintained at the centre.

4. Question from Councillor Jim Halliday to the Leader of the Council, Councillor Matthew Barber

'As the Leader is aware, during the early May Bank Holiday weekend I discovered that the Council's out-of-hours service could not be accessed by telephone, and that subsequently a temporary work-around was put in place for the remainder of the holiday period. Could he advise me of a) the cause of the problem, and b) what measures are being taken to prevent a re-occurrence, particularly, as he will recall that the out-of-hours service was also unobtainable during a previous holiday period of this administration?'

Councillor Barber responded by firstly thanking Councillor Halliday for bringing this to his attention on the bank holiday in question and thanked staff, particularly Simon Turner, who responded incredibly quickly to work around the problem over the weekend.

In response to the question he stated that the problem was caused by a contractor physically cutting through the telephone cable inside Abbey House. Several steps were being taken to make the system more resilient including random tests of the number and the option of using a digital line.

As his supplementary question Councillor Halliday referred to another occasion when a councillor had experienced problems contacting the out of

hours service and asked whether officers could devise a fallback procedure for councillors in case the system should fail again.

Councillor Barber responded that he was aware of the incident, although arising for very different reasons. He confirmed that the council will instigate a fall back procedure for councillors who are often the first point of contact for members of the public.

5. Question from Councillor Julie Mayhew-Archer to the Leader of the Council, Councillor Matthew Barber

'For how long were council tax bills for just the first three months of 2014 sent out by Capita with incorrect information in the explanatory notes, because the notes had been updated to apply to bills post April 1st? Does the Leader agree that it is up to the bill payer to find out the rules, not for the sender to ensure that the correct information is sent out?'

In response Councillor Barber stated that it appeared Councillor Julie Mayhew-Archer was the only recipient of the incorrect explanatory notes. If Councillor Mayhew-Archer would supply officers with full details of the council tax account to which it relates it will no doubt aid the investigation.

He did not agree that bill payers should have to seek out the correct information which is why, as well as having details available at the Vale offices and online the council also send these explanatory notes with the bills. As a result of Councillor Mayhew Archer's comments officers were revising the notes to make it clearer to which period they apply.

In response to a supplementary question Councillor Barber agreed that all relevant staff should be briefed on the content of the bills.

## **Co.27 Recommendations from Cabinet, individual Cabinet members, and committees**

Council considered the following recommendation from the General Licensing Committee.

### **Street Trading Policy**

Council considered the General Licensing Committee's recommendations, made at its meeting on 7 July 2014, on a revised street trading policy following public consultation.

#### **RESOLVED: to**

1. adopt the proposed street trading policy to come into force on 1 October 2014 and
2. authorise the Head of Legal and Democratic Services to make any further minor editorial changes to the policy.

## Co.28      **Community Governance Review - final recommendations of the working group**

Council considered the report of the Chief Executive on behalf of the Community Governance Review Working Group. The report invited Council to make final decisions in respect of its community governance review of the Vale of White Horse.

Councillor Matthew Barber moved and Councillor Charlotte Dickson seconded the following motion with strikethrough showing the words deleted and bold the words added to the working group recommendations. In supporting the motion councillors expressed the view that Council had a responsibility to ensure the correct decisions were made. The changes to the working group recommendations took account of parish council views and allowed further consideration of a number of matters which were the subject of future housing developments.

**That Council:**

- (a) ~~to support its~~ **the Community Governance Review Working Group's** final recommendations in relation to each item subject to a community governance review, which are set out in appendices A and B of this report, **with the exception of CGR8 (Chilton, East Hendred and Harwell), CGR11 (Great Faringdon and Great Coxwell), CGR13 (Grove and East Challow), CGR18 (Kingston Bagpuize with Southmoor and Fyfield and Tubney), option two in CGR21 (Radley and Kennington) and CGR24 (Wantage, Grove and Lockinge)**
- (b) **rejects CGR8 (Chilton, East Hendred and Harwell) because Council agrees with Harwell Parish Council that no problems result from the existing boundaries and that there is little merit in the proposed changes given the possibility of further development**
- (c) **rejects CGR11 (Great Faringdon and Great Coxwell) because Council agrees with the views expressed by Great Coxwell Parish Council and considers the proposed changes to be premature and could be the subject of a future review**
- (d) **rejects CGR13 (Grove and East Challow) because Council agrees with the views of East Challow Parish Council but requests the Community Governance and Electoral Issues Committee to consider undertaking a further review of this area after May 2015**
- (e) **supports an amended proposal in relation to CGR18 (Kingston Bagpuize with Southmoor and Fyfield and Tubney) to transfer a more limited area of land as shown on the revised map 18, tabled at the meeting, to accord with the views expressed by Kingston Bagpuize with Southmoor and Fyfield and Tubney Parish Councils**
- (f) **requests the Community Governance and Electoral Issues Committee to consider undertaking a wider review of the boundary between Sunningwell, Kennington and Radley parishes than that proposed by option two in CGR21 (Radley and Kennington) after May 2015, in**

**accordance with option one proposed by the Community Governance Review Working Group**

- (g) **requests the Community Governance and Electoral Issues Committee to consider undertaking a wider review than that proposed by CGR24 (Wantage, Grove and Lockinge) after May 2015, to take account of future development**
- (h) ~~to establishes~~ a Community Governance and Electoral Issues Committee comprising eight members made up four Conservative and four Liberal Democrat councillors, **namely Councillors Marilyn Badcock, Batts, Constance (chairman), Jeanette Halliday, Hoddinott, Thomson, de Vere (vice-chairman) and Catherine Webber and to appoint all other councillors from the relevant political groups as substitutes**
- (i) ~~to agrees~~ the terms of reference of the Community Governance and Electoral Issues Committee as set out in paragraph 13 of the Chief Executive's report
- (j) ~~to agrees~~ that a significant development proposal that sits adjacent to or straddles a parish boundary should automatically trigger a community governance review, such a review to take place on the inclusion of a site in a document that forms part of the approved Local Plan or when planning permission has been granted for the development of the site
- (k) ~~to authorises~~ the Head of Legal and Democratic Services to make a reorganisation of community governance order to implement the changes agreed by Council, subject to receiving the necessary consents from the Local Government Boundary Commission for England
- (l) ~~to authorises~~ the Head of Legal and Democratic Services to request the Local Government Boundary Commission for England to make related alteration orders to change district wards and county divisions to reflect the changes made to parish boundaries

Councillor Richard Webber moved and Councillor Tony de Vere seconded an amendment to the above motion in the following terms with deleted words shown by a strikethrough and additional words shown in bold.

That Council:

- (a) supports the Community Governance Review Working Group's final recommendations in relation to each item subject to a community governance review, which are set out in appendices A and B of this report, with the exception of ~~CGR8 (Chilton, East Hendred and Harwell), CGR11 (Great Faringdon and Great Coxwell), CGR13 (Grove and East Challow), CGR18 (Kingston Bagpuize with Southmoor and Fyfield and Tubney),~~ **and** option two in CGR21 (Radley and Kennington) and ~~CGR24 (Wantage, Grove and Lockinge)~~
- (b) ~~rejects CGR8 (Chilton, East Hendred and Harwell) because Council agrees with Harwell Parish Council that the no problems result from the existing boundaries and that there is little merit in the proposed changes given the possibility of further development~~

- ~~(c) rejects CGR11 (Great Faringdon and Great Coxwell) because Council agrees with the views expressed by Great Coxwell Parish Council and considers the proposed changes to be premature and could be the subject of a future review~~
- ~~(d) rejects CGR13 (Grove and East Challow) because Council agrees with the views of East Challow Parish Council but requests the Community Governance and Electoral Issues Committee to consider undertaking a further review of this area after May 2015~~
- (b) **supports requests the Community Governance and Electoral Issues Committee to decide whether to support** an amended proposal in relation to CGR18 (Kingston Bagpuize with Southmoor and Fyfield and Tubney) to transfer a more limited area of land as shown on the revised map 18, attached to the procedural notes, **before May 2015** to accord with the views expressed by Kingston Bagpuize with Southmoor and Fyfield and Tubney Parish Councils
- (c) requests the Community Governance and Electoral Issues Committee to consider undertaking a wider review of the boundary between Sunningwell, Kennington and Radley parishes than that proposed by option two in CGR21 (Radley and Kennington) after May 2015, in accordance with option one proposed by the Community Governance Review Working Group
- ~~(e) requests the Community Governance and Electoral Issues Committee to consider undertaking a wider review than that proposed by CGR24 (Wantage, Grove and Lockinge) after May 2015, to take account of future development~~
- (d) establishes a Community Governance and Electoral Issues Committee comprising eight members made up four Conservative and four Liberal Democrat councillors, namely Councillors Marilyn Badcock, Batts, Constance (chairman), Jeanette Halliday, Hoddinott, Thomson, de Vere (vice-chairman) and Catherine Webber and to appoint all other councillors from the relevant political groups as substitutes
- (e) agrees the terms of reference of the Community Governance and Electoral Issues Committee as set out in paragraph 13 of the Chief Executive's report
- (f) agrees that a significant development proposal that sits adjacent to or straddles a parish boundary should automatically trigger a community governance review, such a review to take place on the inclusion of a site in a document that forms part of the approved Local Plan or when planning permission has been granted for the development of the site
- (g) authorises the Head of Legal and Democratic Services to make a reorganisation of community governance order to implement the changes agreed by Council, subject to receiving the necessary consents from the Local Government Boundary Commission for England
- (h) authorises the Head of Legal and Democratic Services to request the Local Government Boundary Commission for England to make related alteration orders to change district wards and county divisions to reflect the changes made to parish boundaries

In supporting the amendment a number of councillors expressed concern that the motion set out to overturn the recommendations of the cross party working group

rejecting some and proposing further reviews for a number of areas which would not be implemented until 2019. Other councillors stated that the motion retained 19 of the 25 working group recommendations and that the changes reflected local views.

The chairman called for a recorded vote on the amendment.

<b>For</b>	<b>Against</b>	<b>Abstentions</b>
Councillors:	Councillors:	
Tony de Vere	John Amys	
Debby Hallett	Marilyn Badcock	
Jeanette Halliday	Mike Badcock	
Jim Halliday	Matthew Barber	
Jenny Hannaby	Eric Batts	
Dudley Hoddinott	Yvonne Constance	
Bob Johnston	Roger Cox	
Pat Lonergan	Charlotte Dickson	
Ron Mansfield	St John Dickson	
Julie Mayhew-Archer	Gervase Duffield	
Elizabeth Miles	Anthony Hayward	
Jerry Patterson	Simon Howell	
Helen Pighills	Bill Jones	
Judy Roberts	Mohinder Kainth	
Andrew Skinner	Angela Lawrence	
Catherine Webber	Sandy Lovatt	
Richard Webber	Mike Murray	
John Woodford	Julia Reynolds	
	Fiona Roper	
	Robert Sharp	
	Alison Thomson	
	Melinda Tilley	
	Margaret Turner	
	Reg Waite	
	Elaine Ware	
<b>Totals:</b>		
<b>18</b>	<b>25</b>	<b>0</b>

The chairman declared the amendment lost.

The chairman called for a recorded vote on the original motion.

<b>For</b>	<b>Against</b>	<b>Abstentions</b>
Councillors:	Councillors:	Mike Badcock
John Amys	Tony de Vere	Angela Lawrence
Marilyn Badcock	Debby Hallett	
Matthew Barber	Jeanette Halliday	
Eric Batts	Jim Halliday	
Yvonne Constance	Jenny Hannaby	
Roger Cox	Dudley Hoddinott	



Charlotte Dickson	Bob Johnston	
St John Dickson	Pat Lonergan	
Gervase Duffield	Ron Mansfield	
Anthony Hayward	Julie Mayhew-Archer	
Simon Howell	Elizabeth Miles	
Bill Jones	Jerry Patterson	
Mohinder Kainth	Helen Pighills	
Sandy Lovatt	Judy Roberts	
Mike Murray	Andrew Skinner	
Julia Reynolds	Catherine Webber	
Fiona Roper	Richard Webber	
Robert Sharp	John Woodford	
Alison Thomson		
Melinda Tilley		
Margaret Turner		
Reg Waite		
Elaine Ware		
<b>Totals:</b>		
<b>23</b>	<b>18</b>	<b>2</b>

The chairman declared the motion carried.

**RESOLVED:** That Council:

- (a) supports the Community Governance Review Working Group's final recommendations in relation to each item subject to a community governance review, which are set out in appendices A and B of the Chief Executive's report to Council on 16 July 2014, with the exception of CGR8 (Chilton, East Hendred and Harwell), CGR11 (Great Faringdon and Great Coxwell), CGR13 (Grove and East Challow), CGR18 (Kingston Bagpuize with Southmoor and Fyfield and Tubney), option two in CGR21 (Radley and Kennington) and CGR24 (Wantage, Grove and Lockinge)
- (b) rejects CGR8 (Chilton, East Hendred and Harwell) because Council agrees with Harwell Parish Council that no problems result from the existing boundaries and that there is little merit in the proposed changes given the possibility of further development
- (c) rejects CGR11 (Great Faringdon and Great Coxwell) because Council agrees with the views expressed by Great Coxwell Parish Council and considers the proposed changes to be premature and could be the subject of a future review
- (d) rejects CGR13 (Grove and East Challow) because Council agrees with the views of East Challow Parish Council but requests the Community Governance and Electoral Issues Committee to consider undertaking a further review of this area after May 2015
- (e) supports an amended proposal in relation to CGR18 (Kingston Bagpuize with Southmoor and Fyfield and Tubney) to transfer a more limited area of land as shown on the revised map 18, attached to these minutes, to accord with the

views expressed by Kingston Bagpuize with Southmoor and Fyfield and Tubney Parish Councils

- (f) requests the Community Governance and Electoral Issues Committee to consider undertaking a wider review of the boundary between Sunningwell, Kennington and Radley parishes than that proposed by option two in CGR21 (Radley and Kennington) after May 2015, in accordance with option one proposed by the Community Governance Review Working Group
- (g) requests the Community Governance and Electoral Issues Committee to consider undertaking a wider review than that proposed by CGR24 (Wantage, Grove and Lockinge) after May 2015, to take account of future development
- (h) establishes a Community Governance and Electoral Issues Committee comprising eight members made up four Conservative and four Liberal Democrat councillors, namely Councillors Marilyn Badcock, Batts, Constance (chairman), Jeanette Halliday, Hoddinott, Thomson, de Vere (vice-chairman) and Catherine Webber and to appoint all other councillors from the relevant political groups as substitutes
- (i) agrees the terms of reference of the Community Governance and Electoral Issues Committee as set out in paragraph 13 of the Chief Executive's report to Council on 16 July 2014
- (j) agrees that a significant development proposal that sits adjacent to or straddles a parish boundary should automatically trigger a community governance review, such a review to take place on the inclusion of a site in a document that forms part of the approved Local Plan or when planning permission has been granted for the development of the site
- (k) authorises the Head of Legal and Democratic Services to make a reorganisation of community governance order to implement the changes agreed by Council, subject to receiving the necessary consents from the Local Government Boundary Commission for England
- (l) authorises the Head of Legal and Democratic Services to request the Local Government Boundary Commission for England to make related alteration orders to change district wards and county divisions to reflect the changes made to parish boundaries

## **Co.29 Report of the leader of the council**

The Leader of the Council reported that the Citizens Advice Bureau and Oxfordshire County Council have now moved into Abbey House and works were almost complete.

He reported that officers would ensure local ward councillors were consulted on county council applications in their area and consultation responses returned promptly to Oxfordshire County Council.

He had attended the opening of Williams Advanced Engineering last week which brought new jobs and investment to the district and also secured the area as the centre of the Formula 1 industry.

Officers are working to broker a solution with RWE to identify safe areas for public viewing to witness the demolition of three of the cooling towers at Didcot A power station. He hoped to have further details by the end of the week.

## **Co.30 Notices of motion under standing order 11**

Council considered the following motions submitted under standing order 11

### **(1) Motion proposed by Councillor Richard Webber and seconded by Councillor Dudley Hoddinott**

‘Council requests that Cabinet commit to a feasibility study and a public consultation for one or more new settlements in the Vale as solutions to our long term need for housing.’

In supporting the motion councillors noted that the current public consultation made no mention of the possibility of a new settlement to meet the housing delivery targets. The current policy of building houses near towns and villages was not supported because of concerns regarding the lack of infrastructure, traffic concerns, the lack of jobs in the vicinity of the new homes and the impact on the countryside. A new settlement, comprising two or three village communities, would provide the opportunity to design sustainable communities with planned infrastructure, schools, businesses and other facilities which would allow extra houses to be added over time and take the pressure off other towns and villages in the district. Reference was made to similar developments in Cambridge and Poundbury.

Other councillors, whilst supporting the idea in principle, expressed the view that the proposal would not contribute to the current Local Plan process and the requirement to address the council’s housing supply shortfall, would present greater infrastructure challenges than smaller developments and take many years to plan and implement.

An amendment, moved by Councillor Mike Murray and seconded by Councillor Yvonne Constance, was accepted by the mover and seconder of the original motion with the consent of Council – additional words shown in bold and deleted words shown by a strikethrough.

‘Council ~~requests that~~ **commends** Cabinet **for being committed to continue to explore all possibilities to address our long term need for housing, including investigating the feasibility of one or more new settlements** ~~commit to a feasibility study and a public consultation for one or more new settlements in the Vale as solutions to our long term need for housing.~~’

With the consent of Council the mover and seconder accepted a proposal by Councillor Jim Halliday to add the words ‘and carry out appropriate public consultation’ at the end of the motion.

**RESOLVED:**

Council commends Cabinet for being committed to continue to explore all possibilities to address our long term need for housing, including investigating the feasibility of one or more new settlements and carry out appropriate public consultation.

**(2) Motion proposed by Councillor Julie Mayhew-Archer and seconded by Councillor Judy Roberts**

‘Council urges the Cabinet to consider improvements to the Vale car parks, which businesses and the public would welcome, such as a pay on return or a number plate recognition system. This would prevent the growing number of fines which alienate people, particularly visitors, but have earned this council an astonishing £100,000 last year.’

Those councillors in support of the motion expressed concern at the level of fines collected which caused frustration for both visitors and businesses. Fines punished forgetful shoppers and were disproportionate to the offence. The current payment on arrival system reduced the time spent shopping and other neighbouring towns (Witney with five hours free parking and Didcot with lower fines) appear more attractive. The technology existed for alternative payment methods and should be considered by the council. The current trial of payment by mobile phone did not make clear whether payments could be topped up. Other options the council should investigate included number plate recognition and payment on exit systems on a trial basis. Whilst this would entail additional capital costs staff costs would be reduced in the long term.

However, other councillors, whilst supporting the sentiment of the motion, stated that it was unnecessary as Cabinet was already investigating alternative means of payment. Doubt was also expressed regarding the impact of the level of fines on people’s choice of car park. Income from fines had also decreased over the past three years.

The chairman called for a recorded vote.

<b>For</b>	<b>Against</b>	<b>Abstentions</b>
Councillors:	Councillors:	
Tony de Vere	John Amys	
Debby Hallett	Marilyn Badcock	
Jeanette Halliday	Mike Badcock	
Jim Halliday	Matthew Barber	
Jenny Hannaby	Eric Batts	
Dudley Hoddinott	Yvonne Constance	
Bob Johnston	Roger Cox	
Angela Lawrence	Charlotte Dickson	
Pat Lonergan	St John Dickson	
Ron Mansfield	Anthony Hayward	
Julie Mayhew-Archer	Simon Howell	
Elizabeth Miles	Bill Jones	

Jerry Patterson	Mohinder Kainth	
Helen Pighills	Sandy Lovatt	
Judy Roberts	Mike Murray	
Andrew Skinner	Julia Reynolds	
Catherine Webber	Fiona Roper	
Richard Webber	Robert Sharp	
John Woodford	Alison Thomson	
	Melinda Tilley	
	Margaret Turner	
	Reg Waite	
	Elaine Ware	
<b>Totals:</b> <b>19</b>	<b>23</b>	<b>0</b>

The chairman declared the motion lost.

**(3) Motion proposed by Councillor Jeanette Halliday and seconded by Councillor Andrew Skinner**

‘This council requests the Chief Executive write to Oxfordshire County Council about the solid line marking on the Wootton Road/Dunmore Road roundabout, which is confusing drivers and could be potentially dangerous, and to suggest that lane markings be provided to enable drivers to approach the roundabout in the correct lane.’

**RESOLVED:**

That council requests the Chief Executive write to Oxfordshire County Council about the solid line marking on the Wootton Road/Dunmore Road roundabout, which is confusing drivers and could be potentially dangerous, and to suggest that lane markings be provided to enable drivers to approach the roundabout in the correct lane.

The meeting closed at 9.20pm

## Report to:

# Audit and Governance Committee Cabinet Council

Report of: Head of Finance

Author: Bob Watson

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Cabinet Member responsible: Matthew Barber

Tel: 07816 481452

E-mail: matthew.barber@southandvale.gov.uk

To: Audit and Governance Committee on: 24 September 2014

To: Cabinet on: 3 October 2014

To: Council on: 15 October 2014

## Treasury management outturn 2013/14

That Audit and Governance Committee:

1. notes the treasury management outturn report 2013/14,
2. is satisfied that the treasury activities are carried out in accordance with the treasury management strategy and policy, and
3. make any comments and recommendations to cabinet as necessary.

That Cabinet:

Considers any comments from Audit and Governance Committee and recommends Council to:

1. approve the treasury management outturn report for 2013/14;
2. approve the actual 2013/14 prudential indicators within the report.

## **Purpose of Report**

1. The report fulfils the legislative requirements to ensure the adequate monitoring and reporting of the treasury management activities and that the council's prudential indicators are reported to council at the end of the year. The report provides details of the treasury activities for the financial year 2013/14.
2. This complies with the requirements of the Chartered Institute of Public Finance and Accountancy (CIPFA's) Code of Practice on Treasury Management (revised) 2009.

## **Strategic Objectives**

3. Effective treasury management is required in order to meet our strategic objective of managing our business effectively. Managing the finances of the authority in accordance with the treasury management strategy will help to ensure that the resources are available to deliver our services and meet the council's other strategic objectives.

## **Background**

4. The council's treasury activities are strictly regulated by legislation. The CIPFA Prudential Code and CIPFA Treasury Management Code of Practice require a report to be provided to council at the end of the financial year. The report covers the treasury activity for 2013/14.
5. The 2013/14 treasury management strategy was approved by council on 20 February 2013. This report provides details on the treasury activity and performance for 2013/14 against the prudential indicators and benchmarks set for the year. Full council is required to approve this report.
6. An update on the economic conditions and interest rate forecasts is contained in appendix 'A'.

## **Icelandic bank default – Landsbanki Islands hf**

7. As previously reported, the Council has an investment of £1m with Landsbanki. The Icelandic Government has stated its intention to honour all its commitments as a result of their banks being placed into receivership.
8. In April 2011 the Reykjavik District Court ruled that local authorities' claims qualified for priority under Icelandic bankruptcy legislation. The decision was appealed to the Icelandic Supreme Court who affirmed the district court's ruling in October 2011. Subsequently the Reykjavik District Court recognised the council's claim at £1,004,890.41 (being the principal sum plus interest due).
9. The Winding Up Board for Landsbanki Islands hf anticipate that final recovery will exceed the book value of the priority claims and as a result the Council is eventually likely to recover 100 per cent of their deposit, although repayments will be received in stages up to 2018. The first distribution payment was made in December 2011, with a further three payments to date; the council has received a total of £531,286 by 31 March 2014. Councillors will be periodically informed on the latest developments as they become known.

10. In December 2013 the majority of those local authorities who held Landsbanki priority creditor status, sold their claims to Deutsche Bank. The actual amount the claims were sold for is unknown due to confidentiality clauses, but is believed to be in the region of ninety-two pence in the pound for the entire claim amount. The council did not sell its claim, and remains one of thirteen local authority creditors holding on to their claims.

## Treasury activities in 2013/14

### Council investments as at 31 March 2014

11. The council's investments at 31 March 2014 were as follows:

<b>Table 1: maturity structure of investments at 31 March 2014:</b>		
	<b>£000's</b>	<b>% holding</b>
Call	1,990	9%
Money market fund	10	0%
Up to 4 months	4,000	19%
5-6 months	1,000	5%
6 months to 1 year	8,500	40%
Over 1 year	4,000	19%
<b>Total cash deposits</b>	<b>19,500</b>	<b>91%</b>
<b>CCLA Property fund</b>	<b>2,000</b>	<b>9%</b>
<b>Total investments</b>	<b>21,000</b>	<b>100%</b>

12. The majority of the funds invested are held in the form of fixed interest rate and term cash deposits. These provide some certainty over the investment return. The investment profile is organised in order to ensure sufficient liquidity for revenue and capital activities, security of investments and to manage risks within all treasury management activities.

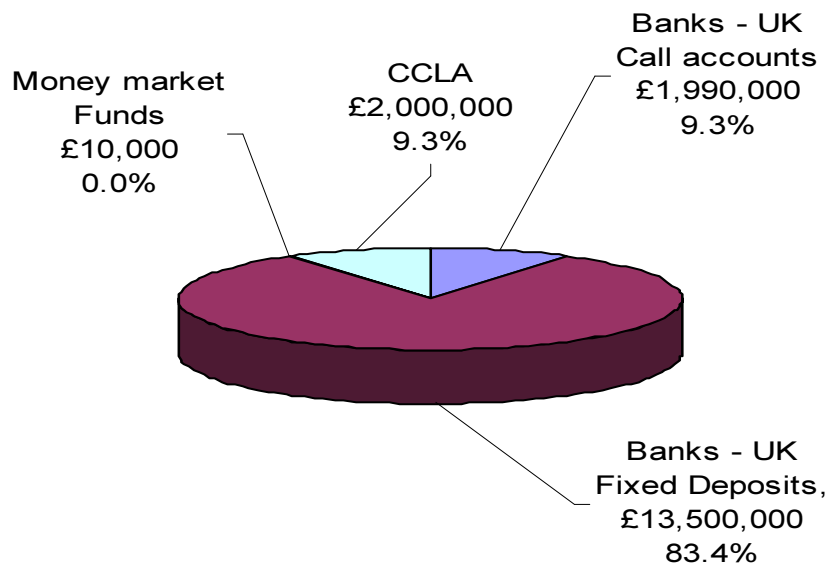
13. Money market rates over the year have remained very low and flat. One year rates have steadied and are now averaging just below one per cent. The government's Funding for Lending Scheme (FLS) has now completed, but there is still little demand for money in the markets which has perpetuated the low investment rates available. It continues to be difficult to find re-investment opportunities offering a return which also meet the security and risk criteria.

14. The weighted average maturity period at the end of the year was 623 days. This is mainly due to a long term investment with another local authority.

15. The chart below shows in percentage terms how the portfolio is spread across investment types:



### Portfolio Exposure as at 31 March 2014



### Investment income

16. The total investment income achieved in 2013/14 was £478,217 compared to the original budget estimate of £356,025 as shown in table 2 below:

Table 2: Investment interest earned by investment type			
Investment type	Actual Budget £000's	Actual Interest £000's	Variation £000's
Call accounts	132	116	16
Cash deposits	104	257	(153)
MMFs	-	1	(1)
CCLA Property Fund	120	104	16
<b>Total Interest</b>	<b>356</b>	<b>478</b>	<b>(122)</b>

17. The actual return achieved was 39 per cent higher than the original budget. This was due to :

- The average rates achieved on internally managed investments were higher than originally forecast.
- The maturity period for investments was extended thereby attracting slightly higher rates.
- Average balances throughout the year have remained higher than forecast.

18. The total actual average interest rate achieved for the year was 1.39 per cent.

### Performance measurement

19. A list of investments as at 31 March 2014 is shown in appendix B. The average level of investments held throughout the year was £34.4 million and the average return on these investments is shown below in table 3.

<b>Table 3: investment returns achieved against benchmark</b>				
	Benchmark return	Actual return	Growth (below)/above benchmark	Benchmarks
	%	%	%	
Bank & building society deposits - managed in house	0.40%	1.39%	0.99%	3 month LIBID
Industry average*	0.40%	0.26%	-0.14%	

\*Source : Capita Asset Services weighted average of 5 fund managers' results covering 22 funds

20. The table shows in summary the performance of the council's investments against the benchmarks set out in the treasury management strategy. These benchmarks are used to assess and monitor the council's investment performance. The annual investment strategy set the benchmark target for internal cash invested as the 3 month LIBID. The performance for the year of 1.39% exceeded the benchmark by 0.99 per cent and was 1.13 per cent above the industry average.

21. The council uses short-term investments to meet daily cash-flow requirements and has also aims to invest a proportion of the portfolio over longer dated cash deposits where possible. The weighted average life (WAL) of the council's investments has increased to 623 days from 45 days in 2012/13. The council has kept much of its funds in call accounts as the rates on these are have been exceeding the fixed term deposit rate for 12 month deposits; to balance the investment portfolio the council has issued some longer term loans to local authorities, which has increased the average life of the investments.

### Land and Property

22. The council holds a portfolio of non-operational assets, which includes land, offices and shops that are let on a commercial basis. These assets had a net book value of £20.6 million at 31 March 2014 (£20.8 million as at 31 March 2013) and generated income of £1.5 million (£1.5 million in 2012/13). This is equivalent to a gross return of 7.2% (2012/13, 7.2%), which excludes costs such as maintenance and management fees. Due to movement in property values and the exclusion of whole life costs, these rates of return should not be taken as a direct comparison with the treasury rates. The Economy, Leisure and Property (ELP) team manages investment property ensuring that rent is collected and rent reviews are implemented. The performance of the investment property portfolio is assessed annually by the property team to determine if assets should be retained or disposed of.

**Treasury management limits on activity**

23. The council is required by the Prudential Code to report on the limits set each year in the treasury management strategy. The purpose of these limits is to ensure that the activity of the treasury function remains within certain parameters, thereby mitigating risk and reducing the impact of an adverse movement in interest rates. However, if these limits are set to be too restrictive they will impair the opportunities to reduce costs/improve performance. During the year none of these limits were exceeded. These limits are shown in appendix C.

**Liquidity and yield**

24. The benchmarks for liquidity are set to ensure that sufficient funds can be accessed at short notice. These are targets and not limits. The weighted average life (WAL) in days sets a benchmark for how long investments should be made and the maximum benchmark is a target set to ensure that investments are not made for too long. For example the amount to be maintained for liquidity was £10m and the actual of £11m was above the benchmark. The actual year end position for the WAL of 623 days was higher than the benchmark of 150 days – this benchmark is set in the annual treasury management strategy as a guide to the average investment length in order to ensure a balanced investment portfolio. The reason the benchmark has been exceeded stems from a conscious decision to increase the length of some core investments in order to provide some balance to the overall portfolio of investments and to increase the return for the council. These long-term investments are balanced by a level of short-term cash holdings, which are being kept high due impending business rate refunds.

25. The year end position against the original benchmarks approved in February 2013 is shown below:

<b>Table 11: Risk-liquidity against benchmark</b>		
	<b>2013/14 Benchmark</b>	<b>2013/14 Actual</b>
	<b>£m</b>	<b>£m</b>
Bank overdraft	0.5	0
Short term deposits - minimum available within 1 week	10	11
	<b>2013/14 Benchmark</b>	<b>2013/14 Actual</b>
Weighted average life (days)	150.0	623.0

**Debt activity during 2013/14**

26. During 2013/14 there was one occasion when the council had to borrow for short term cash flow needs – this was for four days in March 2014 and was fully repaid before year end. The council will continue to take a prudent approach to its debt strategy. The prudential indicators and limits set out in appendix C provide the scope and flexibility for the council to borrow in the short-term up to the maximum limits, if such a need arose within the cash flow management activities of the authority, for the achievement of its service objectives.

## Financial implications

27. Although there was talk of a rise in interest rates a year ago, the reduction in inflationary pressures has meant that interest rates have remained at their historic low. The current outlook for growth in the UK economy means that there may start to be an increase in rates towards the end of 2014/15, but any increases (if they occur) are likely to be gradual and in small steps. The investments made in 2013/14 ensured that the council earned interest of £478,000 (2012/13: £533,000), however from 2014, income is anticipated to remain stable with no real increase until market rates maintain a sustained rise. This will be reflected in the council's 2015/16 budget and its medium term financial plan.

## Legal implications

28. There are no significant legal implications as a result of the recommendations in this report. Compliance with the CIPFA Code of Practice for Treasury Management in the Public Services, the DCLG Local Government Investment Guidance provides assurance that the council's investments are, and will continue to be, within its legal powers.

## Conclusion

29. As at 31 March 2014, the council's financial investments portfolio had a value of £21.5 million. As a result of proactive management of investments held, and despite the continuing low market interest rates, during 2013/14 these investments generated £478,217 in investment income, which was £122,192 above the £356,025 original budgeted estimate.

30. The financial year 2013/14 continued to provide a challenge to treasury management. Concerns for counterparty risk continue to present the council with a difficult environment to invest in. The main implications of these factors were:

- low investment returns and difficulty to forecast;
- increased counterparty risk – reduced choice of counterparties
- Interest rate exposure risk – due to investments held in short-term maturity periods.

31. Despite the continued uncertainty the overall investment performance was above the industry average for 2013/14. Investments were made in the year that provided a reasonable return whilst maintaining security and liquidity.

## Background papers

- Chartered Institute of Public Finance and Accounting (CIPFA) code of practice for treasury management in the public sector.

- CIPFA treasury management in the public services code of practice and cross sectoral guidance notes
- Treasury Management Strategy 2013/14 – Council 20 February 2013.

## **Appendices**

- A – Economic update and interest rates
- B – List of investments as at 31 March 2014
- C – Prudential indicators
- D – Glossary of terms

## Economic update and interest rates as at July 2014

- A1. The UK returned to strong growth during 2013/14 and indications are this will continue through 2014/15.
- A2. Inflation has fallen sharply and expectations are that inflation will continue to be subdued. However, real incomes are still having an affect on households as wages have not risen with inflation. The squeeze on households' income will remain a critical factor in the economy over the next few years. The slow recovery has meant that social security payments remain high and tax income is low.
- A3. Deflation is now a threat in the Eurozone. The ECB took some action in June 2014 to loosen monetary policy in order to promote growth.
- A4. The government's Funding for Lending Scheme (FLS) has been introduced to improve access to mortgages at lower rates. This has reduced lenders need to borrow and money market rates have fallen considerably as a result. There will be a need to increase interest rates and reverse the government bond purchases at some stage, but it is unlikely that the latter will happen in the next 12 to 24 months.
- A5. Investor demand in UK gilts as a 'safe haven' continues to keep yield increases down. Long term rates will eventually rise, mainly due to the fact that high volumes of gilts have been issued already in the UK and also in other major western countries.
- A6. Following comments from the MPC and Mark Carney, along with the prospect of good economic recovery in 2014, interest rates are forecast to rise from 2015.
- A7. Concerns over investment counterparty risk remain because of the volatile economic conditions. However the council's current treasury management policy manages this risk down to a low level.

## Interest rates

- A8. The Bank of England Inflation report upgraded its growth predictions to 3.4% in 2014 and 2.9% in 2015.
- A9. Bank rate remained unchanged at 0.5% throughout 2013/14. The earlier forecast of a rate rise in Q4 of 2016 has been revised to Q1 in 2015. This follows comments from the MPC and the fact economic recovery is likely to be robust.
- A10. Investment rates have remained flat with a range between 0.5 per cent to around 1.0 per cent for up to a year's maturity. This has dropped significantly as banks and building societies were offered further cheap cash supply via the FLS. The short term rates from one month to six months offer very little differential with six month rates ranging between 0.37 per cent and 0.55 per cent.

A11. Capita Asset Services' forecast of the expected movement in medium term interest rates:

	NOW	Sep-14	Dec-14	Mar-15	Jun-15	Sep-15	Dec-15
BANK RATE	0.50	0.50	0.50	0.75	0.75	1.00	1.00
3 month LIBID	0.50	0.50	0.60	0.80	0.80	1.10	1.10
6 month LIBID	0.58	0.60	0.80	0.90	1.00	1.15	1.20
12 month LIBID	0.80	0.80	1.00	1.00	1.20	1.30	1.40
5 yr PWLB	2.70	2.70	2.80	2.90	3.00	3.00	3.10
10 yr PWLB	3.50	3.70	3.70	3.80	3.90	4.00	4.00
25 yr PWLB	4.10	4.40	4.40	4.50	4.60	4.70	4.70
50 yr PWLB	4.10	4.40	4.40	4.50	4.60	4.70	4.70
	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17	Jun-17	Sep-17
BANK RATE	1.25	1.25	1.50	1.75	2.00	2.00	2.00
3 month LIBID	1.30	1.40	1.60	1.90	2.10	2.25	2.25
6 month LIBID	1.40	1.50	1.80	2.00	2.20	2.30	2.30
12 month LIBID	1.70	1.80	2.10	2.20	2.30	2.40	2.40
5 yr PWLB	3.20	3.30	3.30	3.40	3.50	3.60	3.60
10 yr PWLB	4.10	4.20	4.20	4.30	4.40	4.40	4.40
25 yr PWLB	4.80	4.80	4.90	4.90	4.90	5.00	5.00
50 yr PWLB	4.80	4.80	4.90	4.90	4.90	5.00	5.00

## Investments as at 31 March 2014

Counterparty	Deposit Ty	Maturity Date	Principal	Rate
Hull City Council	Fixed	January 2021	2,000,000	2.50%
Hull City Council	Fixed	August 2020	2,000,000	2.70%
Close Brothers Ltd	Fixed	November 2014	1,000,000	1.05%
Lloyds TSB Bank Plc	Fixed	June 2014	3,000,000	1.01%
National Counties Building Society	Fixed	June 2014	1,000,000	1.00%
Lloyds TSB Bank Plc	Fixed	December 2014	2,000,000	0.98%
Manchester Building Society	Fixed	October 2014	2,000,000	0.90%



<b>Prudential indicators as at 31 March 2014</b>		
	<b>2013/14 Original estimate £m</b>	<b>31.03.2014 Actual £m</b>
<b>Authorised limit for external debt</b>		
Borrowing	10	0
Other long term liabilities	5	0
	<b>15</b>	<b>0</b>
<b>Operational boundary for external debt</b>		
Borrowing	5	0
Other long term liabilities	0	0
	<b>5</b>	<b>0</b>
<b>Investments</b>		
<b>Interest rate exposures</b>		
Limits on fixed interest rates	50	23
Limits on variable interest rates	10	0
<b>Maximum principal sums invested &gt; 364 days</b>		
Upper limit for principal sums invested > 364 days	20	4

## Appendix D

### GLOSSARY OF TERMS

<b>Basis Point (BP)</b>	1/100th of 1%, i.e. 0.01%
<b>Base Rate</b>	Minimum lending rate of a bank or financial institution in the UK.
<b>Benchmark</b>	A measure against which the investment policy or performance of a fund manager can be compared.
<b>Bill of Exchange</b>	A non-interest-bearing written order used primarily in international trade that binds one party to pay a fixed sum of money to another party at a predetermined future date.
<b>Callable Deposit</b>	A deposit placed with a bank or building society at a set rate for a set amount of time. However, the borrower has the right to repay the funds on pre agreed dates, before maturity. This decision is based on how market rates have moved since the deal was agreed. If rates have fallen the likelihood of the deposit being repaid rises, as cheaper money can be found by the borrower.
<b>[Cash] Fund Management</b>	Fund management is the management of an investment portfolio of cash on behalf of a private client or an institution, the receipts and distribution of dividends and interest, and all other administrative work in connection with the portfolio.
<b>Certificate of Deposit (CD)</b>	Evidence of a deposit with a specified bank or building society repayable on a fixed date. They are negotiable instruments and have a secondary market; therefore the holder of a CD is able to sell it to a third party before the maturity of the CD.
<b>Commercial Paper</b>	Short-term obligations with maturities ranging from 2 to 270 days issued by banks, corporations and other borrowers. Such instruments are unsecured and usually discounted, although some may be interest bearing.
<b>Corporate Bond</b>	Strictly speaking, corporate bonds are those issued by companies. However, the term is used to cover all bonds other than those issued by governments in their own currencies and includes issues by companies, supranational organisations and government agencies.
<b>Counterparty</b>	Another (or the other) party to an agreement or other market contract (e.g. lender/borrower/writer of a swap/etc.)

<b>Credit Default Swap (CDS)</b>	A swap designed to transfer the credit exposure of fixed income products between parties. The buyer of a credit swap receives credit protection, whereas the seller of the swap guarantees the credit worthiness of the product. By doing this, the risk of default is transferred from the holder of the fixed income security to the seller of the swap.
<b>Capital Financing Requirement (CFR)</b>	The amount the council has to borrow to fund its capital commitments.
<b>CIPFA</b>	Chartered Institute of Public Finance and Accountancy.
<b>CLG</b>	[Department for] Communities and Local Government.
<b>Derivative</b>	A contract whose value is based on the performance of an underlying financial asset, index or other investment, e.g. an option is a derivative because its value changes in relation to the performance of an underlying stock.
<b>Debt Management Account Deposit Facility (DMADF)</b>	Deposit Account offered by the Debt Management Office, guaranteed by the UK government
<b>European Central Bank (ECB)</b>	European Central Bank – sets the central interest rates in the EMU area. The ECB determines the targets itself for its interest rate setting policy; this is to keep inflation within a band of 0 to 2%. It does not accept that monetary policy is to be used to manage fluctuations in unemployment and growth caused by the business cycle.
<b>European and Monetary Union (EMU)</b>	The Economic and Monetary Union (EMU) is an umbrella term for the group of policies aimed at converging the economies of all member states of the European Union.
<b>Equity</b>	A share in a company with limited liability. It generally enables the holder to share in the profitability of the company through dividend payments and capital appreciation. Equity values can decrease as well as increase.
<b>Forward Deal</b>	The act of agreeing today to deposit funds with an institution for an agreed time limit, on an agreed future date, at an agreed rate.
<b>Forward Deposits</b>	Same as forward dealing (above).
<b>Fiscal Policy</b>	The government policy on taxation and welfare payments.

<b>GDP</b>	Gross Domestic Product.
<b>[UK] Gilt</b>	Registered UK government securities giving the investor an absolute commitment from the government to honour the debt that those securities represent.
<b>LIBID</b>	London inter-bank bid rate
<b>LIBOR</b>	London inter-bank offered rate.
<b>Money Market Fund</b>	A well rated, highly diversified pooled investment vehicle whose assets mainly comprise of short-term instruments. It is very similar to a unit trust, however in a MMF.
<b>Monetary Policy Committee (MPC)</b>	Government body that sets the bank rate (commonly referred to as being base rate). Their primary target is to keep inflation within plus or minus 1% of a central target of 2.5% in two years time from the date of the monthly meeting of the committee. Their secondary target is to support the government in maintaining high and stable levels of growth and employment.
<b>Other Bond Funds</b>	Pooled funds investing in a wide range of bonds.
<b>PWLB</b>	Public Works Loan Board.
<b>QE</b>	Quantitative Easing.
<b>Retail Price Index</b>	Measurement of the monthly change in the average level of prices at the retail level weighted by the average expenditure pattern of the average person.
<b>Sovereign Issues (excl UK Gilts)</b>	Bonds issued or guaranteed by nation states, but excluding UK government bonds.
<b>Supranational Bonds</b>	Bonds issued by supranational bodies, e.g. European Investment Bank. The bonds – also known as Multilateral Development Bank bonds – are generally AAA rated and behave similarly to gilts, but pay a higher yield (“spread”) given their relative illiquidity when compared with gilts.
<b>Treasury Bill</b>	Treasury bills are short-term debt instruments issued by the UK or other governments. They provide a return to the investor by virtue of being issued at a discount to their final redemption value.

# Cabinet



Report of Head of Planning

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To: Cabinet on 3 October 2014

## DRAFT LOCAL PLAN TO 2031

### RECOMMENDATION

Cabinet is requested to

- (a) consider the views aired at the Scrutiny committee h on 25 September 2014 and, subject to any agreed changes,

Recommend to Council

- (b) that the Pre-submission draft Local Plan 2031 Part 1: Strategic Sites and Policies, associated documents (submission Policies Map, Sustainability Appraisal, Appropriate Assessment, Infrastructure Delivery Plan, Consultation Statements) and supporting evidence base studies and topic papers be published for Pre-Submission public consultation for a period of six weeks under Regulations 19 and 22 of the Town and Country Planning (Local Planning) Regulations 2012, and thereafter
- (c) to authorise the Head of Planning in consultation with the Cabinet Member for Planning to submit the Submission Local Plan 2031 and all associated documents together with the summarised Pre-Submission public consultation responses to the Secretary of State for independent examination under Regulation 20 of the Town and Country Planning (Local Planning) Regulations 2012
- (d) to authorise the Head of Planning in consultation with the Cabinet Member for Planning, to make minor changes and corrections to the Local Plan.

## **Purpose of Report**

1. To present to Cabinet an overview of the main changes to the local plan 2031. Full Council will be asked to agree the draft Local Plan 2031 Part 1: Strategic Sites and Policies for publication for the purposes of pre-submission (Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012) public consultation, and thereafter for submission to the Secretary of State for independent examination (together with supporting evidence base studies, topic papers and summaries of the consultation responses received, Regulation 22).

## **Strategic Objectives**

2. The local plan is central to the achievement of the following strategic objectives in the 2012-2016 Corporate Plan
  - a strong local economy
  - housing for people who need it.
3. The extensive public consultation carried out on the emerging local plan in accordance with our Statement of Community Involvement is part of how the council meets the following corporate objectives
  - positive and constructive work with community groups
  - communities involved in decisions about development and other things affecting their local area.

## **Introduction**

### **STRUCTURE OF THIS REPORT AND APPENDICES**

4. The report sections are
  - Introduction and background
  - Current stage and next steps
  - Recent public consultation feedback
  - Summary of the local plan document and main changes to previous versions
  - How the local plan meets National Planning Policy Framework requirements
  - Local Plan Options
  - Financial and legal implications
  - Concluding recommendations
5. The appendices are
  - appendix 1: a list of local plan evidence base studies

- appendix 2: a list of forthcoming topic papers that more fully document the work undertaken
  - appendix 3: a summary of the Housing Delivery update consultation
  - appendix 4: Cherwell Local Plan Examination Inspector's Note 9 June 2014
  - appendix 5: List of key infrastructure to support the local plan
  - appendix 6: Strategic Environmental Assessment and Sustainability Appraisal.
  - appendix 7: Strategic housing site selection, arriving at the recommended site package
6. The full local plan document in 'committee version' formatting is annexed to the report. Editorial improvements are continuing. The draft plan has been reviewed by a planning barrister and changes incorporated.
  7. The local plan has been informed by the findings and conclusions of an extensive range of technical studies listed at appendix 1. These studies are in the process of final editing and will be available in October 2014.
  8. During September and October officers are producing the Topic Papers listed at appendix 2 to more fully document how the evidence base, consultation feedback and sustainability appraisal informed the preparation of the plan policies and the selection of sites for development. These will be available to support the pre-submission consultation.

## BACKGROUND

9. To date there have been five main public consultation stages that have informed the Local Plan 2031 Part 1: Strategic Sites and Policies
  - Issues and Options (2007)
  - Preferred Options (2009)
  - Additional Consultation (Dec 2009 - Jan 2010)
  - Local Plan Part 1 Consultation Draft (2013)
  - Housing Delivery Update (2014).
10. From inception the core strategy, now local plan, has been prepared as a strategic document. The local plan includes a strategic housing site threshold of at least 200 homes. It will be followed by the Local Plan Part 2 which will

replace the more detailed development management policies currently set out in Local Plan 2011, and identify smaller sites for development. The Local Development Scheme sets out the timetable. Until the Local Plan Part 2 is adopted the council will save and continue to rely upon for development management purposes a number of policies from the adopted Local Plan 2011. These saved policies are identified in the draft Local Plan 2031 Part 1.

## **Current stage and next steps**

11. Pre-submission 'regulation 19' public consultation is the first stage in the process of examining the local plan. It differs from previous consultations in that it is part of the local plan examination and the comments made are considered by the examining inspector rather than the council. The council does not need to formally consider or respond to them directly, although they will clearly be of interest and reviewed for information.
12. The council cannot make substantive changes to the local plan at this stage unless it chooses to withdraw the plan from examination, modify, re-consult and re-submit. This might happen if a significant unforeseen matter arose through or during pre-submission consultation. It can make minor clarification or corrections, which is suggested to be delegated to the Head of Planning in consultation with the Cabinet Member for Planning
13. Following pre-submission consultation the council would submit the local plan in its current form to the Secretary of State for independent examination, together with the supporting evidence base studies and reports. The supporting material would include a summary of the representations made to the pre-submission consultation.
14. We intend to submit the local plan for examination at the end of February 2015. As set out in the Local Development Scheme we anticipate that the local plan would be examined in May-June 2015 and adopted in October 2015.
15. Following the examination the inspector may recommend changes to the local plan, which the council would then consider (and usually accept unless there was a good planning reason not to). A 'Modifications' version of the local plan would then be published for consultation, incorporating any recommended changes the council agrees. The local plan would then be finalised and adopted

## **Recent public consultation feedback**

16. The latest Housing Supply Update consultation February – April 2014 generated 2,717 responses from 1,093 participants. Appendix 3 provides an initial summary. A full consultation statement will be published alongside the



pre-submission consultation. The main response themes were similar to the 2013 consultation, selected key points of detail are also noted

- calls for the provision of infrastructure before development and concerns about the lack of infrastructure to support new development- schools, health care facilities, sewage and water treatment works upgrading, flooding issues
  - traffic and congestion from the new development, and cumulative impact on the existing road network
  - loss of Green Belt land in the Abingdon / Oxford Fringe Sub Area, and opposition to development in the AONB at Harwell Oxford campus, including from statutory consultees Natural England, and by the AONB Management Board
  - concerns about harm to the identity and character of existing settlements including coalescence
  - Oxfordshire County Council expressed concerns about the number of homes proposed on the Milton Heights site on highway capacity and safety grounds, and raised site access issues to land East of Sutton Courtenay
  - Oxford City Council objected that the local plan has not addressed Oxford City's un-met housing need from the SHMA
  - English Heritage raised various concerns about heritage and conservation matters including protection for the setting of designated heritage assets
17. We also received 81 alternative site proposals, of which three have been incorporated into the local plan, discussed below.

## **Summary of the local plan document and main changes to previous versions**

18. This section is best read alongside the executive summary overview in the local plan document. The key points and changes are noted below.
19. The spatial strategy of 'building on our strengths', policy treatment of the district in three sub-areas broad structure of the local plan are retained from the 2013 draft, as are the four organising themes
- building healthy and sustainable communities
  - supporting economic prosperity
  - supporting sustainable transport and accessibility
  - protecting the environment and responding to climate change.

## CHAPTER 1: INTRODUCTION

20. Two key strategic policies have been moved to the front of the document to give them greater prominence:
  - **CP1: The presumption in favour of sustainable development**
  - **CP2: Cooperation on unmet housing need for Oxfordshire**
21. The supporting text to CP2: The Duty to Cooperate includes reference to the Oxfordshire Statement of Cooperation and the process agreed by council leaders to establish and address any agreed unmet housing need. We have included an indicative 12-18 month timeframe based on advice to SPIP (now the Growth Board) by a prominent former planning inspector and our counsel. The supporting text also includes reference to the possibility of a strategic Green Belt review as part of this process, and that the local plan may require early review if it falls to this district to meet needs than cannot be met elsewhere.
22. This statement is important to demonstrate our commitment to helping to meet any unmet need, and responds as positively as we reasonably can do at present to the objection from Oxford City Council about their expected unmet need.
23. There are risks in seeking to first meet our own housing needs in relation to meeting the effectiveness test of the Duty to Cooperate. These can be reduced but not avoided by committing to active and timely joint working, in parallel with work to meet our own needs. Without this commitment the local plan would proceed at a much higher risk of failure.

## CHAPTERS 2-3, KEY CHALLENGES AND OPPORTUNITIES, SPATIAL VISION, STRATEGIC OBJECTIVES

24. These contextual chapters have been significantly shortened to prevent repetition and focus on key messages.

## CHAPTER 4 SPATIAL STRATEGY

25. **CP3 Settlement hierarchy.** The settlement hierarchy is unchanged other than to de-classify Charney Bassett as a small village (it would be treated as open countryside for development purposes), and to clarify that an enhanced Botley is intended to have a district centre role in the Oxford city context.
26. **CP4 Meeting our housing needs.** The full objectively assessed need (OAN) target of 1,028 homes per annum is retained. The Oxfordshire SHMA identifies objectively assessed need (OAN) for 1,028 homes per annum 2011-2031 in the Vale of White Horse, or 20,560 homes in this 20-year period. This must be our starting point in considering a plan target, and there would have

to be compelling planning reasons to justify anything less. The most recent and contextually relevant confirmation of this is set out in the note of the planning inspector who suspended the Cherwell local plan examination stating as follows (emphasis added, full note attached as appendix 4)

“This is to enable the Council to put forward proposed modifications to the plan involving increased new housing delivery over the plan **period to meet the full, up to date, objectively assessed, needs of the district, as required by the National Planning Policy Framework (NPPF)** and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA).

27. Paragraphs 68-71 provide further reasons why a lower housing target is not a reasonable option.
28. Since the Housing Supply Update we have recorded another monitoring year of completions plus additional planning commitments, reducing the residual homes we need to plan for. The strategic housing site allocations have been updated to reflect this together with feedback from consultation and further evidence base testing. The proposed housing site allocation package is shown below as figure 1. Fuller details and reasons for the site changes made are provided at appendix 7.
29. The following sites are no longer proposed for inclusion as strategic housing sites in the Local Plan 2031 Part 1
  - South Cumnor
  - North Radley
  - East Wootton
  - South Marcham
  - South Drayton
  - East Challow
  - East Hanney (replaced by South East Hanney), and
  - South Shrivenham.
30. The revised local plan includes three alternative housing sites suggested through the consultation
  - a new site east of Kingston Bagpuize and Southmoor
  - the reinstatement and enlargement of a site at the north of Harwell campus, and
  - land south of East Hanney, proposed by the parish as an alternative to land east of East Hanney.
31. Oxford Garden City was also submitted as an alternative site for consideration. Paragraphs 74-78 set out why this is not a reasonable alternative housing supply option for this local plan.

**Figure 1: Total housing supply and proposed strategic housing site allocations**

Category	Number of
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		Dwellings
<b>Housing requirement for the full plan period (Apr 2011 to Mar 2031)</b>		<b>20,560</b>
Housing Completions (Apr 2011 to Mar 2015)	Known Completions (Apr 2011 to Mar 2014)	1,250
	Estimated Completions (Apr 2014 to Mar 2015)	781
Housing Supply (Apr 2015 to Mar 2031)	Known Commitments	2,769
	Local Plan 2031 Part 1 allocations	13,960
	Local Plan 2031 Part 2 allocations	Up to 1,000 <sup>a</sup>
	Windfalls	900

<sup>a</sup> Neighbourhood Plan housing allocations could contribute to some of this figure which also incorporates a small buffer

Figure 1 continued

### Abingdon-on-Thames and Oxford Fringe Sub-Area:

Settlement/ Type	Settlement	Site Name	Number of Dwellings
Market Town	Abingdon-on-Thames (including land in the parishes of Abingdon, Radley, St. Helens Without and Sunningwell)	North of Abingdon-on- Thames <b>(increased)</b>	800
		North-West of Abingdon-on- Thames	200
Larger Village	East Hanney	South of East Hanney	200
	Kingston Bagpuize with Southmoor	East of Kingston Bagpuize with Southmoor <b>(new site)</b>	280
	Radley	North-West of Radley	240
		South of Kennington	270
<b>Sub total</b>			<b>1,990</b>

### South East Vale Sub-Area:

Settlement/ Type	Settlement	Site Name	Number of Dwellings
Market Town	Wantage (including land in Grove and Lockinge parishes)	Crab Hill (North East Wantage and South East Grove)	1,500
Local Service Centre	Grove	Grove Airfield	2,500
		Monks Farm (North Grove)	750
Didcot Town	Didcot (within Harwell and Milton parishes east of the A34)	Valley Park	At least 2,550
		North-West of Valley Park	800
Larger Village	Harwell Campus  (Harwell parish including small land areas in Chilton and East Hendred parishes)	East of Harwell Campus <b>(reduced)</b>	850
		North-West of Harwell Campus <b>(reinstated and enlarged)</b>	550
	Harwell	West of Harwell	200
	Sutton Courtenay	East of Sutton Courtenay	220
Smaller Village <sup>b</sup>	Milton parish west of the A34	Milton Heights <b>(reduced)</b>	400
<b>Sub total</b>			<b>10,320</b>

<sup>b</sup> With facilities equivalent to those of larger villages in walking distance

### Western Vale Sub-Area

Settlement/ Type	Settlement	Site Name	Number of Dwellings
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Type			Dwellings
Market Town	Faringdon	Land South of Park Road, Faringdon	350
	(including land in Great Coxwell parish)	South-West of Faringdon	200
		East of Coxwell Road Faringdon	200
		South of Faringdon	200
Larger Village	Shrivenham	North of Shrivenham	500
	Stanford-in-the-Vale	West of Stanford-in-the-Vale ( <b>reduced</b> )	200
<b>Sub total</b>			<b>1,650</b>

32. The housing delivery trajectory from the site package together with planning commitments will provide a deliverable five year housing land supply plus a 20% buffer. The local plan makes up all previous housing supply backlog in full over the remainder of the plan period to 2031. The government would prefer backlog to be made up in the first five years from adoption ie 2015/16-2020/21. However, based on the our housing land supply position and the delivery trajectories of the site options available it is not possible to identify a deliverable and sustainable package of sites that could make up all housing backlog in this shorter time frame. This is a change to the position consulted on in the Housing Supply Update, but one that is supported by our evidence base.
33. **CP5 Housing supply ring fence:** This is a new policy to help ensure that jobs, homes and infrastructure are provided together in the key development locations within the Science Vale area, a main consultation issue. Key settlements, housing sites and business locations around Wantage, Grove, Harwell and Milton are grouped as a separate zone for housing land supply monitoring purposes, specifically excluding more rural part of the South East Vale. The ring fence complements a ring fence approach for Didcot in the adopted South Oxfordshire Core Strategy, and supports both the joint Science Vale Area Action Plan and joint Infrastructure Delivery Plan. Five year land supply in the rest of the Vale would be monitored separately.

## CHAPTER 5 SUB-AREA STRATEGIES

34. We have rationalised the South East Vale sub area boundary to better align with the Science Vale area. Sutton Courtenay has been added to South East Vale. Areas north of the railway and west of the A34 now form part of the Abingdon and Oxford Fringe sub area. East Challow now forms part of the Western Vale sub area.
35. The housing sections of the sub area spatial strategies are updated to reflect changes made to policies CP4 and CP5 (policies CP8, CP15, CP20).
36. The sub-area policies safeguarding land for transport schemes have been updated (policies CP12, CP18, CP21). Reflecting our transport and infrastructure work, further to safeguarding at appendix E of the 2013 draft local plan is additionally safeguarded land from development that would

prejudice the future provision of the key transport infrastructure identified at annex 5, including

- a diamond A34 interchange at Lodge Hill
  - dualling of the A4130
  - a public transport link between Harwell Campus and Harwell village (with onward routing to Didcot that does not require safeguarding). This replaces the former Harwell Field Link Road proposal
  - a Thames crossing near Appleford
  - a Science bridge over the A4130 and railway connecting the Valley Park site to the former Didcot A site
  - A420 junction enhancement at Faringdon and Shrivenham, and
  - a relief road west of Wantage (alignment being confirmed).
37. **CP 9 Oxford Brookes Harcourt Hill campus:** the policy remains supportive of education led modernisation of this site subject to the satisfactory resolution of local development constraints. An evidence-based masterplan would be supported through the development management process rather than as a supplementary planning document.
38. **CP13 The Oxford Green Belt:** policy refined but no further changes to proposed areas of Green Belt release which remain in accordance with the Green Belt review and as set out in the Housing Supply Update.
39. The South East Vale area section includes supporting and enabling references to the Science Vale Area Action Plan, which will in due course add delivery, implementation and masterplanning detail.

## CHAPTER 6 DISTRICT WIDE POLICIES

40. **CP24 Affordable housing:** the policy sets a lower 35% affordable housing target as this is sufficient to meet our affordable housing needs in full. Together with committed affordable housing supply a 35% rate is also sufficient to provide a good margin of supply above the level of provision currently needed<sup>1</sup>, a useful buffer against any fluctuations in future delivery.
41. A 40% affordable housing target was appropriate under the former South East Plan target, to get as close as we reasonably could to meeting affordable

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<sup>1</sup> The Oxfordshire SHMA identifies a need to provide 273 net additional affordable homes in the 18 year period 2013-2031 (para 6.51) or 4914 total affordable homes. Table 1 of this report shows we have 15760 homes still to provide after deducting completions and commitments (20560-1250-781-2769). Assuming cautiously that none of the 900 projected windfalls would be provided on sites above the affordable housing size threshold, we would need to secure 4,914 affordable homes from the provision of 14,860 homes on eligible sites (15760-900=14860). This is a rate of 33% (4914/14860). A target rate of 35% will be sufficient to achieve this requirement, allowing for some sites where the full 35% might not be viable, together with the 1300 affordable homes already secured within the known housing commitments on sites that are under construction or with planning permission.

housing need<sup>2</sup>. It is no longer necessary with a much higher plan target based on the SHMA where need is driven by economic and labour market needs in excess of affordability.

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<sup>2</sup> We consulted on a 40% affordable housing target in 2013 based on the now abolished South East Plan housing supply target of 578 homes per annum. At that point in time 40% was the highest rate we could justify on viability grounds, but it would not have meet needs in full (40% of 578 is 231 homes per annum).

42. Reducing the affordable housing rate from the previous 40% would have the benefit of significantly increasing the viability of development and thus the ability of sites to contribute to infrastructure provision whether by CIL or 106. The CIL rate to be set is highly dependent on the affordable housing target set due to the impact that affordable housing requirements have on viability. A high affordable housing rate across the board could have the effect of making some sites undeliverable, potentially jeopardising the soundness of the plan, and would also require the setting of a lower CIL rate, potentially jeopardising infrastructure delivery.
43. For the most part the remaining 2013 draft policies have undergone evolutionary refinement rather than major change. More notable changes include responses to representations from statutory consultees and the more general enhancement of infrastructure and transport policies
- **CP34 A34 Strategy:** a new policy supporting route based enhancement with delivery partners
  - **CP35 promoting public transport, cycling and walking** by working with the County Council, a new policy
  - **CP37 Design and local distinctiveness, CP38 Design briefs for strategic and major development sites** are incorporated following consultation in the Housing Supply Update, and supported by our emerging Design Guide SPD
  - **CP39 The Historic environment** is significantly strengthened including a commitment to produce conservation area appraisals, in response to objections from English Heritage, a statutory consultee
  - **CP40 Responding to climate change** has been amended to reflect the Government's Housing Standards Review in progress, whereby enhanced environmental standards for building are proposed to be secured through changes to Building Regulations, except where there is a clear local case to raise them further. We do so for water efficiency as the Environment Agency classify the Thames Water company area as an 'area of serious water stress', and it is a recommendation from the sustainability appraisal
  - **CP42 Flood risk** now uses wording recommended by the Environment Agency
  - **CP46 Conservation and improvement of biodiversity** has been enhanced to identify the main site designations of key biodiversity interest, and to introduce the concept of offsetting improvements to help restore priority Conservation Target Areas off-site, if harm to biodiversity on-site cannot be avoided or adequately mitigated. This is a new policy initiative first successfully applied in the Vale.
  - **Wiltshire & Berkshire Canal** – we will rely on Local plan 2011 saved policy and review through the Local Plan Part 2.



## How the local plan meets National Planning Policy Framework (the Framework) requirements

44. This section sets out how the Vale of White Horse Local Plan 2031 has been prepared in compliance with national policy. Paragraph 182 of the Framework requires that a local planning authority should submit a plan for examination which it considers to be in a form suitable for adoption, sound and fit for examination. The requirements for a sound plan are that it is positively prepared, justified, effective and consistent with national policy. We believe our draft local plan meets these requirements, as set out in turn below.

### (A) A POSITIVELY PREPARED PLAN

***“the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development”*** (Framework para 182)

45. The first policy of the Local Plan 2031 Part 1 sets out the presumption in favour of sustainable development, which lies at the heart of the Framework’s positive approach to meet development needs and to support growth when it is sustainable.
46. The local plan is clearly focused on and supportive of economic growth. The spatial strategy of Building on our Strengths sets out the organising principle for locating development to support the economic dynamic of the Science Vale growth area.
47. Policies including site designations and allocations identify and protect a sufficient quantum of business sites (including 189 hectares available for development) to meet needs identified in our Employment Land Review, which in turn fully reflects and will accommodate the significant growth in employment identified in the economic forecasting work that informed the SHMA<sup>3</sup>.
48. The strategic site templates in the local plan and forthcoming Infrastructure Delivery Plan set out the facilities and infrastructure required to support sustainable development based on evidence testing and consultation with providers and affected communities. The requirements have been developed in partnership with the County Council in particular, and tested for viability. As noted at paragraph 36 draft local plan policies safeguard the land required or likely to be needed for future transport network enhancements (see also appendix 5).

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<sup>3</sup> Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment (February 2014), Cambridge Econometrics....

49. Local plan policies including site allocations identify housing supply to meet in full our objectively assessed need to provide for 20,560 homes 2011-2031 including 273 net additional affordable homes per annum as identified in the up-to-date Oxfordshire SHMA (2014). The local plan would restore a five year housing land supply with 20% buffer.
50. The housing target does not currently include any unmet need for housing that may be identified in the future. This arises if other authorities are unable to meet, in full, their own Objectively Assessed Need, as is likely to be the case for Oxford City Council. It is a risk to progress the local plan to meet district needs first. But we consider that it would cause unreasonable delay to the Vale local plan – and the timely meeting of Vale’s own housing needs including restoring a five year land supply – to wait until any unmet need is quantified and all the options to accommodate it in the housing market area are tested. We cannot do this work alone.
51. To minimise this risk the plan sets out a positive approach to dealing with any unmet need in a timely manner, should it arise, and reinforces our commitment to timely and effective working on this issue in accordance with the Oxfordshire Statement of Cooperation. This work can be twin tracked with the local plan, and may necessitate an early local plan review which is acknowledged in Core Policy 2: Duty-to-Cooperate including un-met housing need for Oxfordshire.

(B) A JUSTIFIED PLAN

**“the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence (Framework para 182)**

52. To help understand the issues facing the district, the council has consulted widely in five stages and developed a very comprehensive evidence base to inform policy development, listed at appendix 2.
53. The local plan growth focus on Science Vale reflects the priorities of the district as well as those of the Local Enterprise Partnership and the Oxfordshire Strategic Economic Plan. The spatial strategy of building on our strengths emerged from testing through sustainability appraisal and consultation on a wide range of options to accommodate growth in the context of the former South East Plan. It has proved resilient and flexible enough to subsequently meet the full objectively assessed need for housing and economic growth in the district arising from the 2014 Oxfordshire SHMA. We consider it remains the most appropriate strategy for accommodating development.
54. Housing is allocated in a diverse range of sustainable locations in accordance with our spatial strategy, with different sizes and types of site to help maintain housing supply. Housing provision in both Science Vale and the rest of the district is balanced in relation to projected employment growth and its likely location.

55. Around sixty reasonable alternative strategic housing sites have been comprehensively tested including by sustainability appraisal to arrive at the 21 preferred strategic sites allocated for development (plus the saved Grove Airfield site). Public consultation has positively influenced site selection, identifying alternative sites that we have incorporated in preference to less sustainable alternatives, and identifying issues we have been able to respond to positively. For example, we have reduced the housing site allocations at Milton Heights and east of Harwell Campus to reflect updated evidence and advice.

(C) AN EFFECTIVE PLAN

**“the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities**

(Framework para 182)

56. We have worked closely with landowners and developers to ensure the proposed strategic development sites are available and deliverable. A Local Plan Viability Study demonstrates that the allocated development sites are viable in relation to plan policy and essential infrastructure requirements.
57. We have identified preferred housing sites that will restore and sustain a five year housing land supply, specifically including a range of site sizes and locations to provide a flexible and resilient housing delivery trajectory.
58. Under the duty-to-cooperate we have worked closely with organisations such as the Environment Agency, Natural England, Highways Authority, Thames Water and Oxfordshire County Council who are responsible for providing or managing key services including water resources, education and transport.
59. The council has also taken account of its other plans and strategies and those of other organisations and those produced at the local level, including the Sustainable Community Strategies for the council, the Oxfordshire Local Transport Plan (LTP)<sup>4</sup>, Strategic Economic Plan (SEP)<sup>5</sup>, and the strategies and programmes of the district council, town and parish councils, neighbouring authorities and other organisations. The Local Plan 2031 Part 1 will help to facilitate the delivery of many of the aspirations and objectives set out in these other plans and strategies.
60. Our commitment to working with our partners ensures that proper sustainable planning can be achieved across administrative boundaries, with examples including
- the Oxfordshire Statement of Cooperation (SHMA)

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<sup>4</sup> <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030>

<sup>5</sup> Oxfordshire Local Enterprise Partnership (LEP) (2014) *Strategic Economic Plan*-  
<http://www.oxfordshirelep.org.uk/>

- a statement of common ground between Vale of White Horse, Swindon Borough Council, Oxfordshire County Council and Western Vale Villages to ensure a cross boundary approach to the A420
- working jointly with South Oxfordshire District Council and Oxfordshire County Council to prepare the Science Vale Area Action Plan (AAP) and to identify the Science Vale transport infrastructure package, including those that span the district boundaries.

61. We have also significantly progressed our planning for infrastructure and service provision. We have published a Delivering Infrastructure Strategy<sup>6</sup> setting out how we are looking to secure funding for infrastructure from developers and other sources by use of the Community Infrastructure Levy (CIL) and Section 106 agreements. We will be consulting on our CIL Preliminary Draft Charging Schedule alongside the local plan, and aim to adopt them at the same time. For the pre-submission local plan consultation we will also publish a significantly updated Infrastructure Delivery Plan. The key items of new infrastructure are listed at appendix 5.

(D) A PLAN THAT IS CONSISTENT WITH NATIONAL POLICY

**“the plan should enable the delivery of sustainable development in accordance with the policies in the Framework (Framework para 182)**

62. In preparing the Local Plan 2031 Part 1, we have taken account of national policies, in particular the National Planning Policy Framework (NPPF), the guidance within the National Planning Practice Guidance (NPPG), which have informed the preparation of locally distinctive policies. As previously noted the first policy of the Local Plan 2031 Part 1 sets out the presumption in favour of sustainable development, and in accordance with it the local plan seeks to meet in full identified needs.

63. The Local Plan 2031 Part 1 has been informed by Sustainability Appraisal (SA) that incorporates Strategic Environmental Assessment (SEA) throughout its production to shape its policies with the object of ensuring that its policies and site proposals contribute to achieving sustainable development.

A Sustainability Appraisal Report is being finalised for publication alongside the local plan and will set out in detail how the SA has been carried out and how it has influenced the preparation of the plan. For commentary on Oxford Garden Cite see paragraph 78. Appendix 6 summarises the other main sustainability issues from the latest consultation and how we have responded to them, the main points being

- the reduced Harwell campus east site in AONB whilst still harmful is no longer significantly so, with further scope for landscape mitigation

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<sup>6</sup> <http://www.whitehorsedc.gov.uk/sites/default/files/2014-08-28%20Vale%20Infrastructure%20Stategy.pdf>

- more generally, the potential for some minerals sterilisation (minerals could be extracted first), and the loss of higher quality agricultural land which needs to be justified (and can be, to meet housing and economic needs in the most sustainable locations).
64. The SA report also outlines a range of mitigation measures that will help to ensure the proposals minimise any adverse environmental, social or economic impacts associated with the proposed policies. Where mitigation measures are recommended these are being incorporated into the policies or site schedules where appropriate. We have also set aside the unacceptably harmful sites that we previously consulted on in favour of more sustainable alternatives.
65. The council has also carried out a Habitats Regulations Assessment (HRA)<sup>7</sup> to ensure the policies in the Local Plan 2031 Part 1 do not harm sites designated as being of European importance for biodiversity. The HRA concludes that the policies and proposals in the Vale Local Plan 2031 Part 1 do not have a significant adverse impact on any European nature conservation sites alone or in combination with other plans and programmes.

### **Local Plan Options considered and not recommended**

66. The local plan development process has tested a wide range of reasonable alternative policies including the housing target and site allocations. The options tested are being summarised in the Sustainability Appraisal. The process of identifying, testing and selection preferred options is being fully documented in our topic papers that will also be published alongside the local plan.
67. The main alternative strategic options considered and not recommended are
- setting a target lower than objectively assessed need
  - seeking to make up our housing supply backlog in the first five years, and
  - alternative housing site allocations including Oxford Garden City.

### **SETTING A TARGET LOWER THAN OBJECTIVELY ASSESSED NEED.**

68. For plan-making and planning for housing the presumption in favour of sustainable development means that Local Plans should meet objectively assessed needs in full unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, assessed against the Framework as a whole (Framework paras 14, 47).

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<sup>7</sup> EU Habitats Directive (1992)  
[http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index\\_en.htm](http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm)

69. There is simply no credible path to opt for a lower local plan housing target. It is a fact that we have sufficient land available to physically meet our housing needs, based on either or both of the Housing Supply Update consultation and the published Strategic Housing Land Availability Assessment that informed it.
70. Given the emphasis placed in the Framework on meeting housing needs in full, setting a lower target would dramatically increase the risk of failure at local plan examination, or early suspension of the examination process (the recent Cherwell experience, see appendix 4). Any attempt to hold back suitable and deliverable sites we are already aware of would quickly unravel at local plan examination.
71. Our evidence base also shows that we can accommodate our full need in a sustainable manner, when the three dimensions of sustainable development are considered – social, economic and environmental. The pre-submission version of the local plan improves on previous drafts in that harmful effects are removed where possible or reduced to acceptable levels through a combination of refined site allocations and mitigation including requirements to provide new infrastructure and facilities (critical infrastructure requirements summarised at appendix 5).

#### SEEKING TO MAKE UP HOUSING SUPPLY BACKLOG IN FIVE YEARS.

72. We have not been able to identify a site package that could both achieve five years housing land supply and make up housing supply backlog in the first five years, based on a realistic housing sites delivery trajectory. To get close requires – as demonstrated by the Housing Supply Update consultation - the inclusion of sites that go beyond what we consider acceptable in terms of harm to the landscape and other considerations, sacrificing sustainability to attempt to achieve front-loaded delivery of development. The site package required would bring very significant risks at examination in trying to demonstrate that the local plan was sustainable or deliverable. A plan that cannot deliver its stated target and spatial strategy is not an 'effective' plan, and therefore would be at serious risk of being ruled unsound at examination. Our approach is instead to make up the supply backlog over the whole of remainder of the plan period.

#### ALTERNATIVE HOUSING SITE ALLOCATIONS.

73. We no longer recommend a number of sites previously proposed for the purposes of public consultation. We have also tested and not selected a wide range of alternatives including sites proposed during public consultation. The Oxford Garden City proposal is addressed below. Appendix 7 provides a summary of the testing process, other alternative site options and reasons for not including them.

Oxford Garden City

74. We do not consider the Garden City proposal to be a realistic alternative approach to meet our current housing needs. The council has met the promoters to discuss the scheme and explore whether it is deliverable. To date we have seen no technical evidence that advances the scheme any further than an illustrative concept. There is no information on whether or how the suggested new rail station or alternative light rail link could actually be provided. It has not yet been established that a new A34 junction can be provided in a manner that meets the requirements of the Highways Agency, let alone a solution to additional A34 traffic load from 12-15,000 homes in this location.
75. County Council comments include that the A34 Trunk Road, on sections both around and to the south of Oxford, is already at or above operational capacity during certain periods and would not be able to carry the expected additional traffic from a Garden city. Questions were raised about whether the scheme could support frequent public transport services, without which the resulting urban form would be low-density and car-dependant.
76. We therefore have no confidence that the Garden City can actually be delivered at this point in time. Even if it could be, the lead in time would be significant and the scheme would make little, probably no contribution towards meeting our housing need in the first five years of the local plan period.
77. The local plan also safeguards large parts of the proposed Garden City sites for the potential future provision of a reservoir. This is an important option for future water supply in the Thames Valley, identified to be in serious water stress by the Environment Agency<sup>8</sup>. Thames Water wishes the site to be safeguarded for review through their next Water Management Plan.
78. Sustainability appraisal of the Oxford Garden City site indicates that the scale of development proposed is not likely to be able to be mitigated satisfactorily due to effects on the setting of Conservation Areas, Scheduled Ancient Monuments, Listed Buildings and views from the North Wessex Downs AONB. The Oxford Garden City could also reduce resilience to flood risk by affecting the proposed flood risk storage area in the Ock catchment.

## **Financial Implications**

79. The development proposed in this local plan could generate additional New Homes Bonus subject to the lifespan and continuation of this scheme.
80. A Community Infrastructure Levy charging schedule is being prepared in parallel to the local plan, and once both are adopted will generate receipts for infrastructure funding.

## **Legal Implications**

81. It is a legal requirement for local planning authorities to produce a local plan and keep it up to date. Once adopted the local plan would replace (except for

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<sup>8</sup> Water stressed areas – final classification, Environment Agency 2013

saved policies) the Local Plan 2011 as the basis for development management decision-making in the district.

82. The duty to cooperate on cross-boundary matters relevant to plan-making is a legal test that must be passed before a plan can proceed to examination.

## **Risks**

83. It is a risk under the duty to cooperate to progress the local plan to meet district needs first. But we consider it unreasonable to delay the Vale local plan – and the timely meeting of Vale housing needs – to wait until any unmet need is quantified and all the options to accommodate it in the housing market area are tested. These risks can be reduced but not avoided by committing to active and timely joint working, in parallel to work to meet our own needs. Without this commitment the local plan is would proceed at much higher risk of failure.
84. There is some risk in adopting a housing supply approach that does not make up backlog in the first five years, but the approach can be justified based on our housing trajectory and because the alternatives are higher risk.

## **Concluding recommendations**

85. Cabinet is requested to recommend to full council that the Pre-submission draft Local Plan 2031 Part 1: Strategic sites and Policies, together with supporting and evidence base documents, be published for Pre-Submission public consultation for a period of six weeks under Regulations 19 and 22 of the Town and Country Planning (Local Planning) Regulations 2012, and thereafter submitted to the Secretary of State for Examination.

## **Background Papers**

86. The Pre-submission draft *Local Plan 2031 Part 1: Strategic Sites and Policies* document.



## **APPENDIX 1: LOCAL PLAN EVIDENCE BASE STUDIES**

### **Employment**

- Employment Land Review (2008); Update (March 2013); Addendum (August 2014)
- Updated Assessment of Convenience Goods Capacity in Faringdon and Abingdon (March 2010)
- Retail and Town Centre Study (March 2013); Addendum (2014 pending)
- South Oxfordshire and Vale of White Horse Hotel Needs Assessment (2014 pending)
- Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment (February 2014) and Summary

### **Housing**

- Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (February 2013); Update (2014 pending)
- Oxfordshire Strategic Housing Market Assessment (April 2014)
- Strategic Housing Land Availability Assessment (February 2014) Update (2014 pending)
- Housing Needs Assessment 2008 and Updated Assessment 2011
- Affordable Housing Viability Study 2010 and Addendum Report following introduction of 'Affordable Rent' tenure (October 2011)

### **Transport**

- Results of the Initial Stress Testing and Consideration of Model Validation (February 2013)
- Evaluation of Transport Impacts (2014 full update pending)
- Didcot - Harwell Public Transport Study (2014 pending)
- Harwell – Didcot Bus Route Landscape Assessment (2014 pending)

### **Infrastructure**

- Infrastructure Delivery Plan (March 2013 & February 2014) Update (2014 pending)
- Joint Didcot Infrastructure Delivery Plan (March 2013)

### **Viability**

- Local Plan 2029 Part 1 Viability Study – Strategic Sites Interim Report (March 2013)
- Local Plan Viability Study final report (incorporating CIL viability study) (2014 update pending)

## **Social & Community**

- Equalities Impact Assessment (2014 pending)
- A study of village facilities in the Vale (July 2009)
- Town and Village Facilities Study Update (February 2014)
- Parish Portraits (April 2009)
- Villages Hierarchy (March 2013)
- Leisure and Sports Facilities Strategy 2013-2029 (March 2013); Update (2014 pending)
- Leisure Study Addendum – Joint Didcot Study (August 2014)
- Recreational Space, Local Leisure Facilities and Playing Pitch Strategy (due early 2015)
- Population Projections (various)
- Oxfordshire Pupil Placement Plan 2014-2018

## **Environment**

- Landscape assessment of land on the edge of the Vale's main towns (December 2008)
- Landscape capacity study (February 2014)
- Historic Landscape Character Assessment (2012)
- East of Harwell Landscape & Visual Assessment (July 2014)
- North Abingdon Landscape & Visual Assessment (August 2014)
- Green Belt Review (February 2014)
- Green Infrastructure Audit (February 2013)
- Water Cycle Study (2014 pending)
- Sequential and Exception Test for Bury Street and the Charter Area, Abingdon Town Centre (May 2010)
- Strategic Flood Risk Assessment (July 2013)
- Green Infrastructure Strategy (due for completion early 2015)

## **Sustainability Appraisal and Appropriate Assessment**

- Core Strategy Preferred Options Sustainability Appraisal (February 2009)
- Core Strategy Sustainability Appraisal Scoping Report & non-technical summary (September 2012)
- Sustainability Appraisal of the Vale of White Horse Local Plan 2029 Part 1: Strategic Sites and Policies (March 2013)
- Sustainability Appraisal (SA) Report for the Vale of White Horse Local Plan 2031 Part 1 Additional Consultation (February 2014)
- Sustainability Appraisal (SA) Report for the Vale of White Horse Local Plan 2031 Part 1, Pre-submission version (pending 2014)
  
- Habitat Regulations Assessment of the Vale of the White Horse LDF Core Strategy Issues and Options; Screening Report Final (November 2008)
- Habitats Regulations Assessment (March 2013 & February 2014)

## **APPENDIX 2: LIST OF FORTHCOMING TOPIC PAPERS**

1. The Duty to Cooperate
2. Spatial Strategy
3. Strategic site selection
4. Housing
5. Supporting economic prosperity
6. Transport and accessibility
7. Responding to climate change
8. The built and historic environment
9. The natural environment
10. The strategic case for housing development by Harwell campus

# **APPENDIX 3: SUMMARY OF THE LOCAL PLAN 2031 PART 1: HOUSING DELIVERY UPDATE CONSULTATION (FEBRUARY – APRIL 2014)**

## **Introduction**

1. This appendix provides a brief overview of the main responses to the draft Local Plan 2031 Part 1: Housing Delivery update. This consultation sought views on use of the SHMA figure for objectively assessed need (1,028 homes per annum) as a housing target and 21 proposed new strategic housing sites in addition to the strategic site allocations proposed in the Local Plan 2029 Part 1 (consulted on in February 2013).
2. The Housing Supply Update also consulted upon some policy changes arising from the SHMA or responding to the significant increase in housing supply proposed, including a new Duty to Cooperate policy and enhanced urban design requirements.
3. A full consultation statement and summary for the local plan as a whole will be published alongside the Local Plan 2031 Part 1 for the pre-submission public consultation.
4. We have already published a consultation statement and summary for the 2013 local plan consultation). To briefly recap a total of 2,340 representations were made to the council by 511 different participants. The main issues included:
  - concern about the scale of development proposed
  - concern about the stress new development would place on existing roads and infrastructure
  - concern about the impact new development would place on other infrastructure areas, such as schools, healthcare etc;
  - a perceived disconnect between housing proposed at Wantage and Grove and places of employment
  - concern that new development might result in an increased risk of flooding to new and existing properties
  - objection to the proposed strategic site allocations due to the perceived impact development could have on the character of existing settlements.

## **Who was consulted and how?**

5. The Housing Supply Update consultation was well publicised and open to all in accordance with the Council's Statement of Community Involvement (SCI). The main method to make the Housing Supply Update available was the council's website and publication in the online consultation system

(Objective). Copies were also distributed to libraries and to parish councils, and made available in the council's office or to purchase.

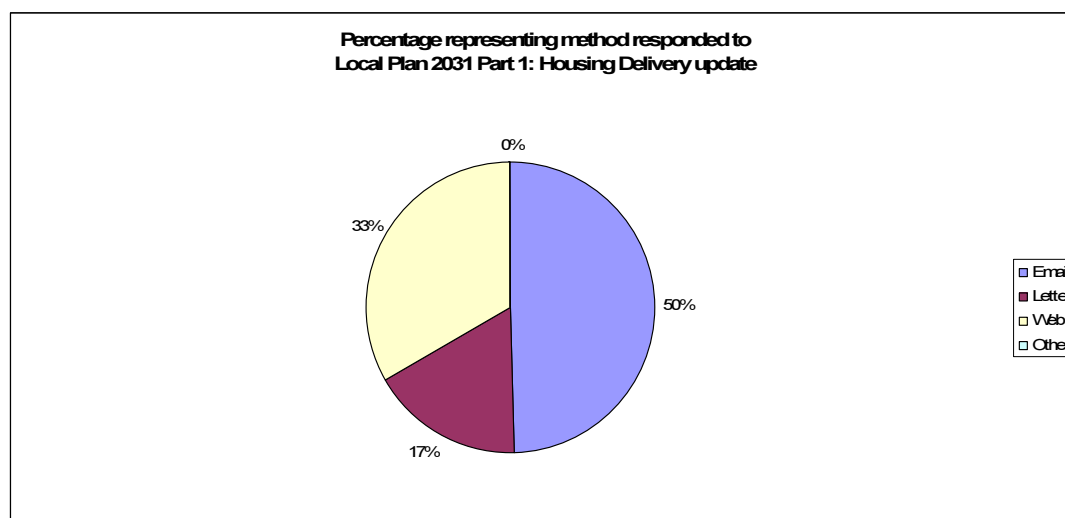
6. The consultation and its key messages were to the general public using a variety of methods:

- statutory press notices
- website and press releases
- posters
- consultation leaflet distribution
- a number of public meetings and exhibitions district wide
- email alerts

7. Statutory and non statutory consultees who had registered contact details (1,110 in total) were sent e-mail notifications from the consultation system. Consultees who were invited to comment included:

- Towns and Parish Councils
- Agents/site promoters
- Landowners
- Local Interest Groups
- Statutory bodies

## How did they respond?



'Other' = nil. Letters include response forms

## Who responded and what did they comment on?

8. The consultation generated 2,717 duly made responses from 1,093 individuals, statutory and non-statutory organisations, local interest and action groups, businesses promoters and agents. We received 2 petitions, from the

Save Radley Village campaign group and the residents of Chilton Village (in the 2,717 total these are recorded as one representation).

9. It is the nature of planning consultations that objections predominate. Of the 2,717 responses 77 were in support, 1,467 objections and 1,174 were either comments or not clearly specified to be in support or objecting (but comments also tended to be more critical than supportive).
10. The main issues raised were
  - 139 respondents objected to the proposed draft Core Policy 9: Oxford Green Belt
  - the majority of respondents within the Abingdon/Oxford Fringe Sub Area were objecting to the proposed new site allocations especially South of Cumnor, South of Kennington, East Wootton and North and North-West Radley (including the Save Radley Village petition)
  - significant number of objections were made to the East of Harwell Campus site (including a residents of Chilton Village petition)
  - statutory bodies Natural England, North Wessex Downs AONB Board, English Heritage objected to East Harwell Campus site
  - a significant number of objections were made to the South of Shrivenham proposed allocation
  - a significant number of objections to the West Way Centre, Botley with some blurring of local plan and planning application consultation issues. In particular comments on the inconsistency of the planning application scheme with draft design core policies (Core Policy 37).
11. Other key consultation themes included
  - calls for the provision of infrastructure before development and concerns about the lack of infrastructure to support new development- schools, health care facilities
  - sewage and water treatment works need upgrading
  - traffic and congestion from the new development, and cumulative impact on the existing road network
  - loss of Green Belt land in the Abingdon / Oxford Fringe Sub Area
  - opposition to development in AONB at Harwell campus, including from statutory consultees Natural England, and by the AONB management Board
  - flooding issues or perceived risks
  - harm to the identity and character of existing settlements
  - coalescence between settlements.
12. A number of these themes were also raised in the 2013 consultation.

## STATUTORY CONSULTEE RESPONSES

13. Natural England:
  - concerns over impact on proposed allocation East of Harwell Campus on North Wessex Downs AONB
14. Thames Water:
  - recommends the Local Plan makes reference to water and wastewater infrastructure
  - upgrades to Faringdon STW has been factored into their business plan
15. North Wessex Downs AONB Management Board:
  - objection to East Harwell Campus proposed allocation commissioned a Landscape and Visual Impact Assessment confirming the unsuitability of this proposed allocation and the serious landscape impact it will result in on the North Wessex Downs AONB:
16. Oxfordshire County Council:
  - Concerns about Milton Heights on highways capacity and safety grounds
  - Access issues at East of Sutton Courtenay
17. Oxford City Council:
  - Local Plan has not addressed Oxford City's un-met need through the SHMA process
18. English Heritage:
  - The Interim Sustainability Appraisal is flawed because the Appraisal Criteria for Sustainability Objective 8 fails to include the setting of designated heritage assets
19. Proposed plan amendments in response to consultation and evidence testing are summarised in the main report and appendices for Site Selection and Sustainability Appraisal

## Annex A to Appendix 3: Housing Supply Update response summary

Consultation response to	Supporting	Objecting	Commenting	Unspecified	Total
Foreword	1	0	1	2	4
Core Policy 3: Housing Delivery	3	34	24	30	91
Core Policy 3a: Duty to Cooperate - Oxfordshire Un-Met Housing Need	1	12	7	6	26
<b>Abingdon-on-Thames and Oxford Fringe Sub-Area</b>					
Abingdon-on-Thames and Oxford Fringe Sub-Area	0	16	6	9	31
Core Policy 6: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area	4	47	13	20	84
Core Policy 9: The Oxford Green Belt	3	139	15	30	187
<b>South East Vale Sub-Area Strategy</b>					
South East Vale Sub-Area	0	11	5	22	38
Core Policy 12: Spatial Strategy for South East Vale	2	29	15	26	72
Science Vale Area Action Plan	0	1	0	0	1
Core Policy 13: Didcot A Power Station	0	3	3	2	8
<b>Western Vale Sub-Area Strategy</b>					
Western Vale Sub-Area	0	9	5	13	27
Core Policy 17: Spatial Strategy for Western Vale Sub-Area	1	21	12	24	58
<b>District Wide Policies</b>					
District Wide policies	1	100	12	28	141
Core Policy 37: Design and Local Distinctiveness	3	46	15	16	80
Core Policy 37a: Design Briefs for strategic and Major Sites	1	0	0	0	1
<b>Policies Subtotal</b>	<b>20</b>	<b>468</b>	<b>133</b>	<b>228</b>	<b>849</b>
	<b>2%</b>	<b>55%</b>	<b>16%</b>	<b>27%</b>	<b>100%</b>

<b>Appendix A: Site allocations</b>					
<b>Abingdon-on-Thames and Oxford Fringe Sub-Area</b>					
North Abingdon-on-Thames	0	12	8	3	23
North-West Abingdon-on-Thames	1	4	7	5	17
South Cumnor	1	123	9	16	149
South Drayton	0	13	10	3	26
South Kennington	0	38	9	5	52
South Marcham	2	2	4	0	8
North Radley	0	31	9	0	40
North-West Radley	1	29	12	3	45
East Sutton Courtenay	1	9	5	9	24
East Wootton	5	2	30	3	40
<b>South East Vale Sub-Area</b>					
Land North-West of East Challow	1	8	9	9	27
East of East Hanney	1	4	17	8	30
Valley Park	1	15	3	6	25
East Harwell Oxford Campus	0	62	15	26	103
West of Harwell	0	19	4	2	25
Milton Heights	1	8	9	2	20
<b>Western Vale Sub-Area</b>					
South-West of Faringdon	1	3	4	1	9
South Faringdon	0	2	4	0	6
North Shrivenham	2	25	9	4	40
South Shrivenham	0	24	8	4	36
West Stanford-in-the-Vale	1	8	9	3	21
<b>Sites Subtotal</b>	<b>19</b>	<b>441</b>	<b>194</b>	<b>112</b>	<b>766</b>
	<b>2%</b>	<b>57%</b>	<b>25%</b>	<b>14%</b>	<b>98%</b>

More general comments to text that cannot readily be attributed to particular sites or policies	41	637	122	302	1,102
	4%	58%	11%	28%	

<b>Grand total</b>	<b>80</b>	<b>1,546</b>	<b>449</b>	<b>642</b>	<b>2,717</b>
	<b>3%</b>	<b>57%</b>	<b>17%</b>	<b>24%</b>	



## **APPENDIX 4: CHERWELL LOCAL PLAN EXAMINATION 2014**

### **Inspectors Note – 09.06.14**

The examination hearings were suspended on 4 June 2014 for six months. This is to enable the Council to put forward proposed modifications to the plan involving increased new housing delivery over the plan period to meet the full, up to date, objectively assessed, needs of the district, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA). Notwithstanding the above, the tests of legal compliance and in relation to the “duty to co-operate” are considered to have been met by the Council, to date, with no compelling evidence to indicate otherwise.

The proposed modifications, including consequential modifications arising from the increase in new housing, will be subject to a full, six week, period of public consultation, together with an appropriate Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA), likely to be based on the draft timetable attached, with the hearings currently expected to resume on 9 December 2014.

For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.

This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.

Further information regarding the proposed modifications and the next stages of the examination process will be sent to all representors and published on the examination website as soon as possible.

## APPENDIX 5: KEY INFRASTRUCTURE REQUIREMENTS

1. This appendix summarises the ‘critical’ infrastructure requirements essential to enable the local plan to be delivered and planned growth to be accommodated in a sustainable manner. Without the provision of these items at the appropriate time the development could not come forward.
2. Our local plan policies also require the provision of a range of ‘sustainable communities’ infrastructure such as open space, leisure, community and health facilities and public art required to make successful communities that are good places to live. Infrastructure requirements both critical and for sustainable communities will be set out in more detail in the Infrastructure Delivery Plan (IDP) document being finalised for publication alongside the local plan for pre-submission public consultation. Sustainable communities’ requirements are not listed in this appendix in the interests of succinctness, but are summarised in the Site Development Templates included as annex A within the draft local plan document.
3. We have also published a Delivering Infrastructure Strategy<sup>1</sup> explaining how we will secure funding for infrastructure from developers and other sources. Sources include use of the Community Infrastructure Levy (CIL) and Section 106 and Section 278 legal agreements to secure infrastructure provision through development. We will be consulting on our CIL Preliminary Draft Charging Schedule alongside the local plan, and aim to adopt them at the same time. We are also preparing a Supplementary Planning Document for the use of Section 106 and Section 278 legal agreements alongside CIL.
4. The main critical infrastructure requirements by local plan sub area are as follows. The Infrastructure Delivery Plan is a live document that will be updated when required. Additional requirements may be identified for example through the Science Vale Area Action Plan.
5. The list is not exclusive or exhaustive, it is a summary.
6. Abingdon and the Oxford Fringe
  - upgrading the A34 interchange at Lodge Hill to a 4-way junction
  - A338 junction improvements
  - supporting site-related improvements as required eg for access to the A4183 and Dunmore Road
  - a new primary school north of Abingdon
  - expansion to primary schools in Radley, South Kennington, East Hanney and Sutton Courtenay
  - contributions to increase secondary school capacity and for special needs education
  - developer contributions to front load waste water treatment capacity enhancement works

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<sup>1</sup> <http://www.whitehorsedc.gov.uk/sites/default/files/2014-08-28%20Vale%20Infrastructure%20Stategy.pdf>

7. South East Vale
- a new secondary school at Grove
  - two new primary schools at Valley Park, one at Harwell campus, one at Wantage and one at Grove Airfield
  - expansions to primary schools at Milton Heights and Harwell Village
  - contributions to increase secondary school capacity in Great Western Park (Harwell/Didcot)
  - land for a new 100-place special needs school at Valley Park
  - enhanced or replacement leisure centres at Wantage and Didcot
  - Wantage Eastern Link Road
  - Wantage western relief road – area of search for the route safeguarded
  - developer contributions to front load waste water treatment capacity enhancement works
- Contributions to the Science Vale Integrated Transport package (together with secured and future grants, Enterprise Zone business rate retention and contributions from development in the South Oxfordshire)
    - Milton Interchange upgrade including slip lengthening
    - Chilton North-facing Slips
    - Harwell Oxford Campus entrance improvements
    - Relief to Rowstock roundabout
    - Harwell Campus to Didcot bus link
    - Harwell Link Road Section 1 (B4493 to A417)
    - Harwell Link Road Section 2
    - Hagbourne Hill upgrade
    - Jubilee Way roundabout (Didcot)
    - Didcot Northern Perimeter Road Phase 3 (SODC)
    - Featherbed Lane & Steventon Junction
    - Dualling the A4130, A34 to Didcot
    - A417 Corridor improvements
    - Cycle Network Improvements
    - New Science Bridge, Valley Park / A4130 to the Didcot A site
    - Thames Crossing at Appleford / Culham.
8. Western Vale
- a new primary school in Faringdon
  - an enlarged or new relocated primary school in Shrivenham, and enlarged primary school in Stanford in the Vale
  - contributions to increase the capacity of Faringdon Community college secondary school and for special needs education
  - developer contributions to a package of measure being developed by the County Council to improve the A420 corridor, including improvements to bus services
  - A420 junction improvements at Shrivenham and Faringdon
  - developer contributions to front load waste water treatment capacity enhancement works

## **APPENDIX 6: STRATEGIC ENVIRONMENTAL ASSESSMENT AND SUSTAINABILITY APPRAISAL**

### **Introduction**

9. This appendix provides a brief overview of the main sustainability matters arising following the draft Local Plan 2031 Part 1: Housing Delivery Update that have informed this stage of the production of our local plan document. This consultation sought views on use of the SHMA figure for objectively assessed need as a housing target and 21 proposed new strategic housing sites in addition to the strategic site allocations proposed in the Local Plan 2029 Part 1 (consulted on in February 2013).

### **Background**

10. It is a requirement that SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004. A Sustainability Appraisal Report must be published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must be taken into account, alongside consultation responses, when finalising the plan.
11. To date there have been five main consultation stages that have informed Local Plan Part 1 – three stages in the previous LDF/Core Strategy process; followed by a fourth and fifth Local Plan Part 1 consultation stage. We have published iterations of the SA report alongside each consultation, and are finalising the SA report to support the pre-submission consultation.
12. All significant effects have been identified throughout the SA process. Each of the potential development sites appraised have a number of both positive and negative impacts and these are used along with other evidence to inform the Plan making process. Mitigation where recommended is addressed through the policies within the Plan.
13. Following the last Housing Delivery Update consultation (Feb 2014) a number of consultation responses including proposed new sites have resulted in further SA work.

### **Sustainability Appraisal of 8 new sites proposed through the February 2014 consultation process**

14. Of the 81 sites submitted eight met the size requirement and passed initial screening and proceeded to full testing as reasonable alternatives
  - 1) Kingston Bagpuize East

- 2) Kingston Bagpuize South
  - 3) North West Harwell Campus
  - 4) South of Harwell Campus
  - 5) Oxford Garden City
  - 6) South West Shrivenham
  - 7) South Radley
  - 8) South of East Hanney
15. The further sites would all lead to positive effects in terms of providing housing that would contribute towards meeting identified housing need in the Vale. Although a number of negative effects have been identified, the suggested mitigation through policy could reduce these impacts to acceptable levels except for the following two sites.
- **South of Harwell Campus** is located in the AONB and whilst the benefits of providing housing are significantly positive its environmental impacts is unlikely to be fully mitigated. The revised areas proposed to allocated for development in the Local Plan corresponds to the least harmful of the land parcels identified through further landscape assessment of the original larger site consulted upon in the Housing Supply Update. The SA concludes that development here would not lead to any significant adverse effects, and there is scope for planting mitigation.
  - **Oxford Garden City:** see paragraph 77 of the main report.

## Other issues identified

16. **Agricultural Land Classification:** the SA shows that a number of strategic sites would potentially lead to the loss of some of the Best and Most Versatile Land in the district. The agricultural land quality is generally high in the Vale, particularly towards the south in and around the Science Vale Oxford area. The sterilisation of such land for employment and housing growth is a trade-off that would need to be justified.
17. **Mineral resources:** the SA shows that a small number of strategic sites would lead to the sterilisation of potentially viable mineral resources. The Council should work with landowners and the County Council to assess the viability of such sites and arrange prior extraction where possible before development commences.
18. **Water resources:** The Council should consider strengthening the policy approach for water use; reducing it from 125 litres / person / day to 110 litres / person / day. The Thames catchment is deemed to be in water stress. As such increased water efficiency will help to reduce the impact of new development on the catchment area.
19. **Development of business or tourism uses on unallocated sites** (respectively CP24 and CP27): the SA identifies potential harm to SA

objective 3. This objective seeks to reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion. The recommended mitigation is to refuse applications that would lead to significant transport impacts and are not accessible by public transport, and to ensure that new employment sites contribute towards sustainable transport improvements and are located alongside public transport routes if possible.

# APPENDIX 7: STRATEGIC HOUSING SITE SELECTION, ARRIVING AT THE RECOMMENDED SITE PACKAGE

## Introduction

1. This appendix summarises the consideration of strategic housing sites since the Housing Delivery Update consultation (February 2014) and describes the recommended final local plan strategic housing site allocations package.
2. The local plan strategic site threshold is the ability to accommodate 200 homes at 25 dwelling per hectare gross<sup>2</sup> typically a developable area of at least 8 hectares. This threshold was first consulted on in our 2013 draft local plan. At this scale development is capable of making a meaningful contribution to infrastructure provision. The use of a strategic threshold also focuses most growth in our more sustainable towns and larger villages in accordance with our spatial strategy.
3. Smaller sites options will be considered for allocation through the Local Plan Part 2, and can also be allocated in Neighbourhood Plans. We propose in Core Policy 4 Meeting our housing need that up to 1,000 homes will be provided from these sources.
4. The final list of 22 sites is recommended as representing the most sustainable and deliverable options for future housing development in the most appropriate locations. A balance of factors have been assessed and considered in coming to this position, including
  - fit to spatial strategy including proximity to more sustainable settlements and locations,
  - land availability and deliverability, land use planning status
  - critical policy constraints such as Flood Risk zones 2 and 3, Green Belt, AONB, Scheduled Ancient Monuments
  - the availability of or scope for enhancement of infrastructure, services and facilities (including consultation with providers)
  - ability to integrate with existing settlements, avoiding coalescence
  - impact on biodiversity, wildlife sites, landscape quality

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<sup>2</sup> 25 dph gross is equivalent to about 35 dph net of access and communal open areas.

- other factors where relevant such as proximity to noise, odour or other disturbance or safety risk, safeguarding for minerals extraction, airfield safeguarding zones
- Sustainability Appraisal and Habitats Regulations appraisal
- viability assessment
- transport network capacity
- consultation feedback

## Process

5. The Local Plan 2031 Part 1 Housing Supply Update (February 2014) set out for the purposes of public consultation 21 additional housing sites to address the full objectively assessed need for housing in the Vale of White Horse set out in the Oxfordshire Strategic Housing Market Assessment. The consultation sought views on these sites and also invited the submission of alternatives. These 21 sites were in addition to the four strategic housing sites identified in the February 2013 local plan consultation.
6. A total of 81 alternative site options were put forward for housing development in the Vale through the Housing Supply Update consultation. Initial assessment showed that 30 of these sites meet the 200 home strategic site size threshold<sup>3</sup>. A first, high level analysis indicated that 12 of these sites merited further consideration, following which eight warranted detailed assessment as reasonable alternative site options, listed below.
  - Oxford Garden City (estimated 5,600 homes to 2031, longer term potential 12-15,000 homes)
  - Kingston Bagpuize East (280 homes)
  - Kingston Bagpuize South (200 homes)
  - North West Harwell Campus (550 homes including land to west of the proposed 2013 draft allocation for 400 units)
  - South of Harwell Campus (estimated 1,400 homes to 2031, plus longer term potential)
  - South West Shrivenham (400 homes)
  - South Radley (260 homes)
  - South of East Hanney (200 homes)

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<sup>3</sup> Listed at Annex A. Site options unable to accommodate at least 200 homes and therefore classed as non-strategic were not considered further. These may be considered during the preparation of the Local Plan 2031 Part 2.



7. These eight sites were subject to further Sustainability Appraisal, Habitats Regulations Appraisal and were also assessed by internal and County Council specialists (including transport, landscape, ecology, flooding and heritage) and external stakeholders (including English Heritage, Environment Agency, Natural England and Thames Water)

The analysis of feedback from stakeholder engagement, in the context of the availability of preferable alternative sites, resulted in five sites being removed from consideration. The grounds for doing so included their relative merits in relation to available alternatives on matters including impacts on character/rural setting (Kingston Bagpuize South and South West Shrivenham), transport, access and connectivity issues (South of Harwell Campus and South Radley).

8. The reasons for not taking forward the Oxford Garden City concept are covered in the main report at paragraphs 72-76.
9. From the 81 alternative site options put forward during the consultation, three sites have been included in the final sites package: Kingston Bagpuize East and North Harwell Campus and south of East Hanney for the following reasons.
  - the North Harwell Campus site was included in the 2013 draft Local Plan but the site was removed due to a misunderstanding about its availability for housing, clarified through the Housing Delivery Update consultation. The 2013 area has been corrected to exclude land designated part of the Enterprise Zone, and combined with adjoining land<sup>4</sup> within AONB where development was assessed as not harmful on landscape grounds.
  - land east of East Hanney we replaced with an alternative site south of East Hanney better connected to the village and also preferred by the community.
  - land east of at Kingston Bagpuize and Southmoor relates well to the existing developed area of the village and is unconstrained by protective planning designations and acceptable in landscape terms. It is a better alternative to some of the more harmful village sites in the Green Belt we consulted upon in the 2014 Local Plan Housing Supply Update.
10. In parallel to the new site testing process we also revisited the 21 sites proposed in the Housing Delivery Update consultation and recommend that eight should not be allocated for the following main reasons:

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<sup>4</sup> SHLAA site HASC14

- South Cumnor – exceeds landscape capacity recommendations, unacceptable harm to landscape character
- East Wootton – exceeds landscape recommendations, unacceptable harm to landscape character
- North Radley – exceeds landscape capacity recommendations, unacceptable harm to landscape character, harmful to Green Belt
- South Marcham – the actual developable area is below the strategic site threshold of 200 homes. The developable area could be considered through Local Plan Part 2
- South Drayton – allowing for an area susceptible to surface water flooding the actual developable area is below the strategic site threshold of 200 homes
- East Challow – site is constrained and the actual developable area is below the strategic site threshold of 200 homes. The developable area could be considered through LPP2
- South Shrivenham – consolidation of housing in Shrivenham onto the North Shrivenham site will better enable the potential relocation and re-provision of a new primary school, and also reflects community preference about where Shrivenham should grow
- East of East Hanney – replaced by an alternative site South of East Hanney as noted at paragraph 9.

11. Other decisions made following the consultation, include:

- Valley Park site (as included in the Housing Delivery Update consultation) has been split into two sites; Valley Park, and North West Valley Park<sup>5</sup>, and allocated a higher combined housing requirement. The sites will need closely aligned masterplanning
- Valley Park has been set a requirement of ‘at least’ 2,550 homes in recognition that higher density may be appropriate with a high quality design master planned to fully integrate with North West Valley Park and the wider area

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<sup>5</sup> Requested by both site promoters due to their different development proposals and timescales.

- North Abingdon on Thames site has been increased in size, following more detailed landscape capacity advice and to better facilitate school provision and the provision of a full junction on the A34 at Lodge Hill
  - East of Coxwell Road, Faringdon site has been included – it was only omitted previously because there was a planning application being determined<sup>6</sup>.
12. The final sites package of 22 sites comprises the four sites included in the Local Plan 2029, 13 sites included in the Housing Delivery Update, two alternative sites brought forwards through the Housing Delivery Update consultation, the partition of North West Valley Park from the rest of Valley Park and the addition of a site for 200+ homes only omitted previously because it has a resolution to grant planning permission (East of Coxwell Road, Faringdon). We are also saving the Grove Airfield site from the Local Plan 2011 as a planning application has not yet been determined<sup>7</sup>.
13. The 22 sites are as listed below and total 13,960 homes:

**Abingdon and the Oxford Fringe**

- North West Abingdon on Thames (200 homes)
- North Abingdon on Thames (800 homes)
- Radley Parish, land south of Kennington (270 homes)
- North West Radley (240 homes)
- East of Kingston Bagpuize and Southmoor (280 homes)
- South of East Hanney (200 homes)

**South East Vale**

- East Sutton Courtenay (220 homes)
- Milton Heights (400 homes)
- Valley Park (at least 2,550 homes)
- North West of Valley Park (800 homes)
- West of Harwell (200 homes)
- East Harwell Campus (850 homes)
- North of Harwell Campus (550 homes)
- Crab Hill, Wantage/Grove (1,500 homes)
- Monks Farm, north Grove (750 homes)

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<sup>6</sup> The eastern part of the larger site was subject to a resolution to grant planning permission subject to legal agreement. The site was not included in the Housing Delivery Update consultation because a decision was taken at that time not to include any sites with live planning applications). However due to delays completing the section 106 legal agreement we consider it prudent to include this land in the final sites package.

<sup>7</sup> Completion of the section 106 legal agreement is imminent but we consider it prudent to save this 2011 site allocation as part of the final sites package.

- Grove Airfield (saved Local Plan 2011 site) (2,500 homes)

**Western Vale**

- Land south of Park Road, Faringdon (350 homes)
- West Stanford in the Vale (200 homes)
- Great Coxwell Parish, South Faringdon (200 homes)
- South West of Faringdon (200 homes)
- North Shrivenham (500 homes)
- East of Coxwell Road, Faringdon (200 homes)

14. Details of the comprehensive site appraisal process undertaken by the Council since 2007 will be set out in the Topic Paper 3: Strategic Sites Selection (2014) which will be available to support the public consultation.

## **Annex A to Appendix 7**

Sites underlined passed initial suitability sifting and were selected for further testing

Sites bold and underlined are included in the draft local plan

- 1) **Kingston Bagpuize, between the A420, the A415 Witney Road and Oxford Road**
- 2) Land north west of Harwell Oxford Campus
- 3) Land South of Downsview Road, West of Wantage
- 4) West Wantage, south of Wilts and Berks canal
- 5) **Land south of East Hanney**
- 6) Oxford Garden City
- 7) South of Harwell Campus
- 8) land to the south of Kingston Bagpuize
- 9) Radley South
- 10) **North West Harwell Campus** (reinstating a site previously included in 2013)
- 11) Valley Park (part of)
- 12) North West Abingdon on Thames (existing proposed allocation) - extension
- 13) North Abingdon on Thames (existing proposed allocation) - extension
- 14) Downsview Road, Wantage
- 15) East Drayton site
- 16) Land east of East Hendred.
- 17) Site south of Hanney Road in west Steventon
- 18) Didcot Power station site
- 19) North Shrivenham
- 20) South West Shrivenham
- 21) Proposed allocation at Crab Hill, (north east Wantage and south east Grove) should be enlarged
- 22) South Drayton, Drayton
- 23) Steventon
- 24) Land at Wootton, nr Abingdon
- 25) Shrivenham Park Golf Course
- 26) Land south of Steventon
- 27) North West Grove
- 28) Land off Kennington Road
- 29) Milton Heights (expansion of proposed allocation)
- 30) Land at Claylands Farm, Station Road, Shrivenham

## Cabinet 3 October 2014

### Vale Local Plan 2031 Part 1: Version 6 10/09/14 Schedule of substantive changes

No.	Reference	Change
n/a	Submission policies map	Produce a map of all the policy designations and sites included in LPP1 2031 including designations saved from the Local Plan 2011
n/a	Submission policies map	Remove from Green Belt the developable area of the extended North Abingdon site (a small area at the eastern end will remain both in Green Belt and the site boundary reflecting landscape advice)
Various	Various illustrative maps/diagrams	To be completed
45	Core Policy 6	Correct allocated employment land figure from 189 to 219 ha.
49	Core Policy 7	IDP - add footnote that a Science Vale AAP IDP will be produced in due course
68	Green Belt changes map	Delete - will be included on the submission policies map
86-89	Core Policy 17 supporting text	Add text regarding West Wantage Relief Road - safeguarding land but scheme not required to mitigate currently planned growth
107	Core Policy 24 supporting text	Add text on affordable housing viability in relation to CIL
113	Core Policy 27	Reduce pitch requirement from 19 to 16 to reflect updated GTAA
128	CP34	A34 - add clause about ongoing joint monitoring of Oxford Meadows SAC (HRA recommendation)
153	Para 6.123	Soften last two sentences replacing 'will' with 'should'
	Appendix A North Abingdon site	Amend Green Belt boundary as above (policies map)
	Appendix E	Add safeguarding map for West Wantage Relief Road
	Appendix G	Update monitoring framework to reflect final SA advice when received

**Vale Local Plan 2031 Part 1: Version 6 10/09/14**  
**Schedule of minor changes**

No.	Reference	Change
<b>Executive Summary</b>		
1.	Page xvi – bullet 1	<del>#</del> The spatial vision establishes the direction of travel for the future development and investment in the district.
2.	Page xvi – Chapter 4 Bullet 1	<del>189</del> change to 219 hectares
3.	Page xviii – South East Vale Sub-Area	Capital C for Campus
4.	Page xix – Chapter 6 District Wide Policies	Correct alignment for ‘Housing Density’
5.	Page xix – Chapter 6 District Wide Policies CP 29	Typo-Sue = Use
<b>Introduction</b>		
6.	Page 2 – bullet 4	Science Vale <del>Oxford</del>
7.	Page 3 – Para 1.6	‘the council <del>will</del> can help’
8.	Page 5 – Para 1.12 Second bullet	<del>Cooperate</del> change to-Cooperation
9.	Page 6 – Para 1.17	Duty to Cooperate change to ‘duty-to-cooperate’
10.	Page 6 – Para 1.19	Duty to Cooperate change to ‘duty-to-cooperate’
11.	Page 6 – Para 1.19	Add ‘the’ after ‘Oxfordshire authorities including’
12.	Page 7 – Para 1.19	Make bullet point list consistent with style guide (lower case first word etc) Move ‘the parties also agree to act expediently when undertaking joint working to avoid unreasonable delay’ to become new final bullet point
13.	Page 7 – Para 1.21	Capital r for ‘Review’
14.	Page 7 – Para 1.22	Add ‘the’ after ‘within Oxfordshire’.  Add ‘their’ after ‘completing reviews of’
15.	Page 10 – Para 1.26	Add (NPPG) after ‘National Planning Practice Guidance’
16.	Page 11 – Para 1.32	Bullet 1 - Replace ‘Spatial Planning and Infrastructure Partnership’ with ‘Growth Board’  Bullet 2 - Add ‘the’ after ‘ground between’ Bullet 3 – Replace ‘6’ with ‘5’
<b>Chapter 2</b>		
17.	Page 15 – Para 2.8	Replace ‘with’ with ‘that’ Replace ‘facilitating’ with ‘facilitate’ Replace ‘providing’ with ‘provide’ Add ‘sets out’ to bullets 3 and 4
18.	Page 15 – Key challenges	Bullet 1 replace as Providing for <del>an</del> <b>the</b> objectively assessed housing need of 1,028 units per annum, <b>which has</b> been

No.	Reference	Change
		identified for the district (this equates to 20,560 new homes between 2011 and 2031). It is important the Local Plan 2031 <del>helps to meet</del> the objectively assessed housing need by providing enough new homes of appropriate type and size and in sustainable locations.
19.	Page 17 – Para 2.10	Capital ‘F’ for fund
20.	Page 19 – Key challenges	Bullet 2 – ‘ <del>make</del> ’ = ‘make’ Bullet 4 – delete ‘3’
21.	Page 20 – Key Challenges	Bullet 1 – delete second full stop Bullet 2 – delete comma after ‘area’
22.	Page 22 – Key Challenges	Bullet 3 – ‘ <del>delivering</del> ’ = ‘deliver’
23.	Page 26 – Overview Para 5	Delete ‘The spatial vision sets out how the Local Plan 2031 part 1 will help to deliver the wider visions of the Oxfordshire and Vale community Strategies and the aspirations of local people and organisations’  In new sentence delete ‘also’.
23.	Page 28 – SO1	Add ‘for’ after ‘identified need, including’
24.	Page 30 – Overview	Para 2 – Lower case ‘s’ for spatial strategy Para 3 – <del>489</del> = 219 hectares
25.	Page 31 – Para 4.2	Bullet 3 – Delete ‘Science Vale’
26.	Page 33 – Box 3	Bullet 3 – replace ‘on’ with ‘to’
27.	Page 36 – CP3	Smaller villages – ‘ <del>proportional</del> ’ = proportionate
28.	Page 39 – CP4	Footnote c – add ‘planning permission subject to legal agreement’ after ‘Resolution to Grant’  Footnote e – add ‘the’ after ‘shown by’
29.	Page 41 – Para 4.22	Delete ‘including those subject to flood risk’
30.	Page 43 – Para 4.24	<del>489</del> = 219 hectares
31.	Page 43 – Para 4.25	Replace ‘UK Atomic Energy Authority’ with ‘Rutherford Appleton Laboratory’  <del>92</del> = 122 hectares
32.	Page 43 – Para 4.27	Add ‘for the district’ to end of paragraph
33.	Page 44 – Para 4.30	<del>489</del> = 219 hectares
34.	Page 44 – Para 4.31	<del>489</del> = 219 hectares
35.	Page 45 – CP6	<del>64</del> = 94  <del>489</del> = 219
36.	Page 49 – CP7	Para 2 – delete ‘may’ after ‘requirements could’
37.	Page 55 – Para 5.9	Delete ‘Sutton Courtenay’
38.	Page 56 – CP8	Replace ‘ensuring’ with ‘ensure’  Add ‘up to’ before ‘722’
39.	Page 60 – CP 9	Typo ‘ <del>predeminatly</del> ’ = ‘predominantly’



No.	Reference	Change
40.	Page 63 – 5.29	Add 'local' after 'there is a high level of'
41.	Page 67 – Para 5.40	Delete first use of ' could be released around these settlements'
42.	Page 67 – Para 5.41	Replace 'Duty-to Cooperate – including unmet housing for Oxfordshire' with Cooperation on unmet housing need for Oxfordshire
43.	Page 72 – Para 5.1	Re-word to read 'The South East Vale Sub-Area provides an important strand to our spatial strategy and is where around 75 % of our planned strategic housing growth and around 70 % of our projected new jobs are located (15,830 of 23,000).
44.	Page 72 – Para 5.3	Add 'Oxfordshire' after 'set out within'
45.	Page 73 – Para 5.9	Replace 'with the delivery of' with 'and' Replace 'sites' with 'sits'
46.	Page 78 – CP15	Add 'up to' before '56' 177 = 209
47.	Page 80 – Para 5.23	127 = 157
48.	Page 82 – Para 5.85	Add 'a' after 'it will have'
49.	Page 89 – Para 5.93	Replace 'Spatial Planning Infrastructure Partnership' with 'Growth Board'
50.	Page 95 – Para 5.104	Replace 'in particular' with 'particularly'
51.	Page 97 – Change by 2031	Second Para – add 'have' after 'with the town and'
52.	Page 99 – CP20	Add 'up to' before '482' Footnote a – <del>'address'</del> = 'addresses'
53.	Page 102 – CP21	Last Para change CP 20 to CP 21.
54.	Page 106 – CP22	Delete 'an appropriate' replace with 'a mix'
55.	Page 110 – CP25	Delete bullet v Add viability clause from CP 24
56.	Page 112 – CP26	Add viability clause from CP 24
57.	Page 115 – Para 6.30	92 = 157
58.	Page 116 – Para 6.33	Replace 'Chapter 6' with 'Chapter 5'
59.	Page 120 – CP31	Bullet 1 – replace 'visitor' with 'visitors'
60.	Page 122 – Para 6.54	Delete 'current'
61.	Page 125 – Para 6.64	Replace 'Plans' with 'Plan' Replace 'IDP's are' with 'IDP is a'
62.	Page 125 – Para 6.65	Replace '£26.1 Million in Sept 2014' with '£26.1 Million as at Sept 2014'
63.	Page 147 – CP44	Bullet 2 replace 'setting' with 'settings'
64.	Page 157 – CP47	Bullet 3 replace 'other' with 'another'