

Vale of White Horse Local Plan 2031 Part 1

Examination Hearings

Examination Stage 2

Written Statement by Vale of White Horse District Council

in relation to:

Matter 9 – Strategy for South East Vale Sub Area (Policies CP15 and CP16)

Version: Final
Dated: 06 January 2015

Matter 9 - Strategy for the South East Vale Sub Area (Policies CP15 and CP16)

1. Introduction and Background

- 1.1 The South East Vale Sub-Area provides a crucial strand to the Council's Spatial Strategy and is where around 75% of the planned strategic housing growth and around 70% of the projected new jobs are to be located.
- 1.2 The Sub-Area, which largely corresponds to the area of Science Vale, is one of the key growth areas set out within the Oxfordshire Strategic Economic Plan¹ and is the focus of significant investment. Its importance was discussed at length during the stage one hearing sessions. The Science Vale sites are central to the Oxford and Oxfordshire City Deal² and the area is benefiting from a significant element of the £95 million of Government investment for the county.
- 1.3 By 2031, Wantage and Grove will also be recognised as a vital part of Science Vale. Growth across the Sub-Area will be supported by new schools and significant highway improvements, including the Wantage Eastern Link Road and the Grove Northern Link Road.
- 1.4 Strategic development to the West of Didcot will provide a sustainable urban extension of high quality homes and community facilities. New housing at Harwell Campus will provide an exemplar in sustainable development and function as a thriving 'live and work' campus style community, successfully integrated with the existing campus and providing accommodation for many of the site's employees.
- 1.5 Strategic road and public transport improvements identified in the Science Vale Transport Strategy will have been delivered and be helping to reduce traffic congestion.
- 1.6 Proposals within the South East Vale Sub-Area will be supported by a delivery focused Area Action Plan (AAP) to cover the Science Vale area prepared jointly with South Oxfordshire District Council and Oxfordshire County Council. The AAP will set the framework and greater plan detail to support the delivery of high quality development and supporting infrastructure across this area of significant economic growth.
- 1.7 In addition to the existing Enterprise Zone at Harwell Campus and Milton Park, Government have recently announced a second

¹ Oxfordshire Strategic Economic Plan 2014 (EC010)

² Oxford and Oxfordshire City Deal (EC021)

Enterprise Zone, known as the “Didcot Growth Accelerator”³. Further details of this new designation are yet to be clarified.

1.8 In considering this Matter, the Inspector may particularly wish to refer to the following documents:

- Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1 (DLP04; DLP04.1)
- Topic Paper 2: Spatial Strategy (TOP02)
- Topic Paper 3: Strategic Site Selection (TOP03)
- Topic Paper 4: Housing (TOP04)
- Topic Paper 5: Supporting Economic Prosperity (TOP05)
- Oxfordshire Strategic Housing Market Assessment (HOU01)
- Science Vale Housing and Employment Study (HOU02)
- Strategic Housing Land Availability Assessment (HOU09)
- Employment Land Review 2013 Update (ECO01, ECO01.1)
- Employment Land Review Addendum (ECO01.2)
- Economic Forecasting to inform the Oxfordshire SEP and SHMA (ECO02)
- Oxfordshire Strategic Economic Plan (ECO10)

1.9 The outcome of public consultation on the Local Plan has also shaped the South East Vale Sub-Area Strategy and the strategic site allocations. The key issues raised through consultation are detailed in the Regulation 22 Statement⁴, Appendix 3⁵ and the Supplement to the Regulations 22 Statement⁶. Appendix 2 of this Statement also provides a summary of the key issues.

Question 9.1

Other than in connection with AONB issues (considered in Matter 6) are the Strategic Housing Allocations listed in Policy CP15 soundly based and deliverable?

- a) Crab Hill (site 14)**
- b) Grove Airfield (site H8 and a “saved” Local Plan 2011 policy)**
- c) Monks Farm (site 15)**
- d) Valley Park (site 11)**
- e) North-West of Valley Park (site 8)**
- f) East of Harwell Campus (site 13)**
- g) North-West of Harwell Campus (site 12)**
- h) West of Harwell (site 10)**
- i) Milton Heights (site 9)**
- j) East of Sutton Courtenay (site 5)**

³ <http://enterprisezones.communities.gov.uk/the-new-enterprise-zones/>

⁴ Regulation 22 Statement (DLP09)

⁵ Regulation 22 Statement Appendix 3 (DLP09.2)

⁶ Supplement to the Regulation 22 Statement – Council Response to Summarised Representations (PSD01)

2. The Council's Response to Question 9.1

- 2.1 The Council considers its approach to the strategic housing allocations in the South East Vale Sub-Area to be both soundly based and deliverable.
- 2.2 The focus and rationale for new growth in this Sub-Area have been discussed widely through the Stage One hearings⁷. In short, strong economic growth being planned for in the Oxfordshire Strategic Economic Plan (SEP), and supported by economic forecasting⁸, is the key reason for the allocation of 10,320 dwellings in the South East Vale Sub-Area, and is intended to ensure that homes are delivered in the most sustainable locations available, alongside the very strong employment growth which is planned to happen in the Sub-Area.
- 2.3 The Local Plan strategic housing allocations are therefore intended to reflect the core principles of achieving sustainable developments as defined by the NPPF⁹, and in particular the building of a strong, competitive economy, and delivering a wide choice of high quality homes.
- 2.4 The Council has developed and reviewed a considerable evidence base and detailed assessment on how growth can be most sustainably delivered and it strongly believes that the strategy proposed for this South-East Vale Sub-Area is well balanced and seeks to appropriately accelerate housing to match planned economic growth. Delivering the levels of housing proposed are also intended to optimise the ability to deliver the necessary infrastructure, services and facilities in a timely manner, in accordance with the emerging Science Vale Area Action Plan.
- 2.5 The following section looks at each of the allocated sites in the South-East Vale Sub-Area and the key reasons for and benefits of their allocation in the Local Plan.

Crab Hill (Site 14: 1500 homes)

- 2.6 The site is considered to be a highly sustainable location adjacent to the Vale's second largest market town¹⁰. The site is being planned to bring housing growth in balance with employment in Science Vale and the Sub-Area.
- 2.7 Development will deliver the Wantage Eastern Link Road, which is a strategic transport infrastructure priority for Science Vale. It will also provide a new two-form entry primary school, contributions towards a

⁷ Please refer to the Council's response to matters two and three

⁸ Economic Forecasting to inform the Oxfordshire SEP and SHMA (EC002)

⁹ CLG (2012) National Planning Policy Framework, page 2

¹⁰ Town and Village Facilities Study Update 2014 (COM04) page 6, 14

new secondary school at Grove Airfield and contributions towards the improvement to or replacement of Wantage Leisure Centre. Outline planning permission was granted for the site in July 2015¹¹.

Grove Airfield (Site H8 and a “saved” Local Plan 2011 policy: 2500 homes)

- 2.8 The Airfield site is considered a highly sustainable location and lies adjacent to Grove, one of Vale’s two Local Service Centres¹². As a saved allocation from the existing Local Plan 2011, it has already been justified through the previous independent examination of that plan. This large brownfield site will accommodate important housing growth for Science Vale, and provide important facilities including a secondary school, two primary schools, a local centre and the provision of a relief road to the west of Grove.
- 2.9 A resolution to grant development on this site was made in December 2013. This is subject to a S106 Agreement which will secure delivery of many of the facilities and community requirements outlined above.

Monks Farm (Site 15: 750 homes)

- 2.10 Like the Airfield site, this is a highly sustainable location adjacent to the north of Grove, one of Vale’s two Local Service Centres¹³. In addition to new housing, the site will contribute additional economic growth in Science Vale at Grove.
- 2.11 The site will deliver the Grove Northern Link Road, will link up with the Grove Airfield site and provide new footpaths and cycle tracks connecting with the existing village centre. Contributions will be required for the new secondary school at Grove and for improvements to, or replacement of Wantage Leisure Centre. A requirement is included in the site development template¹⁴ for the careful design of the main road bridge over the Letcombe Brook so as to not compromise the functioning of this ecological corridor.

Valley Park (Site 11: 2550 homes)

- 2.12 A highly sustainable location adjacent to South Oxfordshire District Council’s largest and most sustainable settlement, Didcot. The site is being allocated to help create a sustainable community that is integrated with Didcot, the emerging development at Great Western Park, and Milton Park (Enterprise Zone). The site will also assist with the recently announced “Didcot Growth Accelerator” Enterprise Zone¹⁵.

¹¹ See planning application reference P12/V0299/0

¹² Town and Village Facilities Study Update 2014 (COM04) page 6, 12

¹³ Town and Village Facilities Study Update 2014 (COM04) page 6, 12

¹⁴ Vale of White Horse Local Plan 2031 Part 1 Appendix A, page 44

¹⁵ <http://enterprisezones.communities.gov.uk/the-new-enterprise-zones/>

- 2.13 The site will provide the Harwell Link Road, increasing connectivity with the Harwell Campus Enterprise Zone via the A417 and is seen to be critical in helping alleviate pressures on the Milton Interchange (A34). The site will also provide land for the southern section of the Science Bridge, a new road connection which will provide new direct connections from the site to Didcot A and to Milton Park Enterprise Zone, north of the railway line.
- 2.14 The Valley Park allocation will also contribute towards a new high-quality bus service to Didcot town centre and to the major employment sites in the locality. Two new primary schools and land for a special needs school will be provided on site or in part on the adjacent allocation of North West Valley Park. A new district centre will be planned as part of the development and will include shops and other community facilities to serve the local population.
- 2.15 The A34 provides a physical boundary which prevents development to the west of Didcot from coalescing with neighbouring settlements such as Harwell village. Appropriate treatment of the boundary of the site by the A34 is incorporated into the site development template for Valley Park¹⁶ to protect the separate identities of Valley Park and Harwell.

North-West of Valley Park (Site 8: 800 homes)

- 2.16 A highly sustainable location close to the strategically important Milton Interchange, with excellent connections to Didcot and to Milton Park. The site being allocated will create a sustainable community that is integrated with the adjacent allocation at Valley Park.
- 2.17 It will provide a unique and very important scheme at a key gateway to the recently announced Didcot Garden Town. The site will focus on the provision of custom build homes. A primary school may be provided on site or on the adjacent site of Valley Park. A new neighbourhood centre is also planned which will provide shops and community facilities to those living in the area.
- 2.18 A minor modification is proposed by the Council which seeks to re-attribute a parcel of land currently located in the North West of Valley Park allocation. This parcel of land is under the control of the larger Valley Park allocation to the east, and the modification seeks to amend the boundaries of both allocations to ensure greater clarity. The proposed modification is set out in **Appendix 3** of this statement.

East of Harwell Campus (Site 13: 850 homes) and

North-West of Harwell Campus (Site 12: 550 homes)

¹⁶ Vale of White Horse Local Plan 2031 Part 1 Appendix A, page 28

- 2.19 A highly sustainable location and unique opportunity to create a 'live and work' campus style development within a parkland setting that demands the highest standards of landscape master-planning and urban design, and is able to integrate with the world class science park at Harwell Campus (Enterprise Zone).
- 2.20 Development will provide a new primary school to accommodate growth and will be located on the East of Harwell Campus site. Development will also contribute towards additional secondary school capacity in the area, and to a new high quality bus service to Didcot town centre, Valley Park and Milton Park (Enterprise Zone).

West of Harwell (Site 10: 200 homes)

- 2.21 A highly sustainable location adjacent to one of Vale's larger villages¹⁷, which is spatially and strategically well connected to the two key employment sites of Milton Park and Harwell Campus (Enterprise Zone).
- 2.22 The site will support and have access to the range of existing community facilities in Harwell Village. The site will contribute towards increasing the capacity of Harwell Primary School and towards additional secondary school capacity.

Milton Heights (Site 9: 400 homes)

- 2.23 A highly sustainable location that is spatially and strategically well connected to the two key employment sites of Milton Park and Harwell Campus (Enterprise Zone), and is located in close proximity to the A34 strategic highway.
- 2.24 The site supports existing local services and will contribute towards the development and expansion of a number of local community facilities, including expansion of the adjacent St. Blaise Primary School. It will also be expected to make contributions towards additional secondary school capacity in Didcot.
- 2.25 Substantial proposals are made for new highway infrastructure at the A32 Milton Interchange and at Steventon lights which will mitigate expected growth in traffic in the area.
- 2.26 An amendment to the red boundary of the site is proposed by the council. Following discussions with the agents for the site, the modification addresses the need to provide land within the existing red boundary for the expansion of St. Blaise Primary School. It also responds to the topography of the area, to ensure that development integrates better and to allow for better placement of sustainable urban drainage systems. No change is requested to the existing housing

¹⁷ Town and Village Facilities Study Update 2014 (COM04) page 6, 12

allocation number of around 400 homes, subject to masterplanning. This modification is shown in Appendix 3.

East of Sutton Courtenay (Site 5: 220 homes)

- 2.27 A highly sustainable location adjacent to one of Vale's larger villages¹⁸, which is spatially and strategically well connected (including by public transport) to the key employment site of Milton Park Enterprise Zone and to Didcot town.
- 2.28 The allocation site will support existing local services and is expected to contribute towards strategic infrastructure improvements in the area, increasing the capacity of the primary school in Sutton Courtenay and provide for additional secondary school capacity in Didcot.

Question 9.2

Are there other sites that would more appropriately meet the identified need for new housing?

3. The Council's Response to Question 9.2

- 3.1 The Council is confident it has chosen the best sites available for the South East Vale Sub-Area. Since the completion of the Strategic Housing Land Availability Assessment¹⁹ (SHLAA), the Council has considered a total of 38 sites within this Sub-Area. This includes sites promoted through the various local plan consultations. Of these, 17 were considered suitable for detailed testing. A summary of the assessment of these sites is set out in the Housing Delivery Update Supporting Paper²⁰ and Topic Paper 3²¹.
- 3.2 A short overview of the sites that were considered but which are not included in the Local Plan is contained in **Appendix 1** of this Paper.

Question 9.3

Are the identified and safeguarded Employment sites listed in Policy CP15 soundly based and deliverable? Are there other sites that would more appropriately meet the identified need for employment land?

¹⁸ Town and Village Facilities Study Update 2014 (COM04) page 6, 13

¹⁹ Strategic Housing Land Availability Assessment (HOU09)

²⁰ Housing Delivery Update Supporting Paper: Appendix 5 – Site Information Tables (PLP01.1)

²¹ Topic Paper 3: Strategic Sites Selection (TOP03)

4. The Council's Response to Question 9.3

- 4.1 Strong evidence spanning a variety of national, sub-regional and local factors is driving economic growth in the South East Vale Sub-Area. A key priority of the NPPF is “building a strong and competitive economy”²². The existing Science Vale Enterprise Zone at Harwell Campus and Milton Park, coupled with the recently announced new Enterprise Zone “Didcot Growth Accelerator”, is expected to bring a significant boost in jobs to the sub area.
- 4.2 The Oxfordshire Strategic Economic Plan²³ sets the vision of a positive and diverse economy across the county. It draws upon Government funding commitments as agreed in the Oxford and Oxfordshire City Deal²⁴ to help achieve this vision and to develop the Oxfordshire “Knowledge Spine”, focussing economic growth at Science Vale, Oxford City and Bicester.
- 4.3 A Local Development Order is adopted for Milton Park and this has significantly assisted in accelerating development at this site. A Science Vale Broadband project will provide market advantage and ensure business occupiers of the Enterprise Zones will have access to superfast broadband.
- 4.4 The rapidly expanding Science Vale requires new infrastructure to be delivered to ensure that its vision and potential can be fully realised and therefore, it is crucial that growth in the Sub-Area is delivered in a plan-led manner.
- 4.5 Evidence supporting the employment allocations in the Local Plan include the Employment Land Review 2013 Update²⁵ and its 2014 Addendum²⁶. The 2014 Addendum updates the employment needs of the district in line with the outputs of the Strategic Housing Market Assessment for Oxfordshire²⁷ and the Economic Forecasting report that informed it²⁸.
- 4.6 The evidence demonstrates the need to safeguard the existing strategic employment sites²⁹. The redevelopment of Didcot A Power

²² CLG (2012) National Planning Policy Framework, Section 1

²³ Oxfordshire Strategic Economic Plan (ECO10)

²⁴ Oxford and Oxfordshire City Deal (ECO21)

²⁵ Employment Land Review Update 2013 (ECO01) and appendices (ECO01.1)

²⁶ Employment Land Review Addendum 2014 (ECO01.2)

²⁷ Oxfordshire Strategic Housing Market Assessment (HOU01)

²⁸ Economic Forecasting to inform the Oxfordshire SEP and SHMA (ECO02)

²⁹ Employment Land Review Update 2013 (ECO01) p.77 recommendation R1

Station will deliver some of that employment growth³⁰, as discussed in relation to Core Policy 16, below.

- 4.7 In terms of other, alternative employment sites, the Council considers that no clear or persuasive evidence has been submitted to the Council to demonstrate or indeed promote any alternative sites specifically for strategic employment use in this Sub-Area.
- 4.8 One representation was received promoting the Milton Interchange service area for a mixed-use scheme. The Council however considers it inappropriate to reallocate such land as a strategic employment site where there are aspirations for non-employment related uses to come forward. This site will continue to be a saved Local Plan 2011 allocation for Lorries and Roadside Services (TR10), and will be reviewed through Local Plan 2031 Part 2. Should proposals come forward prior to this, they can be assessed accordingly against Core Policy 28: New Employment Development on Unallocated Sites.

Question 9.4

Is the policy relating to Didcot A Power Station (CP16) soundly based?

5. The Council's Response to Question 9.4

- 5.1 47 hectares of brownfield land at Didcot A provides the district with a rare opportunity to capitalise on the opportunity to reuse a significant area of previously developed land. Its redevelopment will be instrumental to the future place shaping of Didcot.
- 5.2 The delivery of new employment development on the Didcot A site is essential in providing new jobs³¹ and key strategic infrastructure such as the Science Bridge³² to connect the site to new housing allocations south of the railway line at Valley Park, and will enable greater connectivity between Didcot's town centre and Milton Park. In addition to the site providing B1, B2 and B8 employment uses, the policy also allows for flexibility for a range of other uses to come forward and ensure opportunity for a wide range of jobs to be made available.
- 5.3 The strategic nature of the site on the edge of Didcot town, in South Oxfordshire, means that close co-operation between the two Councils is necessary to ensure that the uses on site do not undermine the vitality and viability of Didcot town centre, and indeed complement and support it. The policy recognises that a fine balance needs to be struck when developing this site to ensure that it meets the growing needs of

³⁰ Employment Land Review Addendum 2014 (ECO01.2) section 3.2

³¹ Employment Land Review Addendum (ECO01.2) Section 3.2

³² Vale of White Horse District Council Infrastructure Delivery Plan (DLP07) p.19

Science Vale as a whole, but also the needs of Didcot, its residents, employees and visitors to the area.

- 5.4 Vale of White Horse District Council and South Oxfordshire District Council have worked with the promoters of the site to develop a masterplan that reflects the aspirations of CP16. In June 2015, an outline planning application was submitted³³ for a mixed-use redevelopment of the site comprising predominantly employment uses (B1, B2 and B8), 400 residential dwellings (split between the two districts), bulky goods retail, a convenience food store, a hotel and a pub/restaurant. This closely aligns to Core Policy 16 and the aspirations of both councils. At the time of writing this statement, a decision on the site is scheduled for February 2016.
- 5.5 The Government recently announced 18 new Enterprise Zones across the country³⁴, one of which included “Didcot Growth Accelerator”. It is expected that part of the allocated Didcot A site is included in this new Enterprise Zone and experience the same tax concessions that are currently being seen at Milton Park and Harwell Campus³⁵. This will further assist in the deliverability of the site as a whole.
- 5.6 Nine representations were made to Core Policy 16 through the Regulation 19 Consultation (November 2014)³⁶. None of the representations received objected to the principle of including CP16 in the Local Plan. A small number of representations sought to make the policy more flexible. The Council considers that the policy currently promotes a range of uses which could be considered acceptable for this site, and therefore believe the policy is already worded to be sufficiently flexible. We have worked with South Oxfordshire District Council and the promoters of the site to explore further ways to improve the wording of the policy to add clarity should that be needed. We welcome further discussion on this matter at the hearings should the Inspector consider it appropriate.

6. Summary of how the Policies and Proposals in the Sub-Area meet the ‘tests of soundness’

- 6.1 Core Policy 15 sets out the spatial strategy for the South East Vale Sub-Area. The Council, in summarising the statement above, considers that this and Core Policy 16 meet the test of soundness as follows:

³³ Planning Reference P15/V1304/0

³⁴ <http://enterprisezones.communities.gov.uk/the-new-enterprise-zones/>

³⁵ <http://enterprisezones.communities.gov.uk/about-enterprise-zones/>

³⁶ Regulation 22 Statement (DLP09) p.74

Positively Prepared

- 6.2 Core Policy 15 and 16 seek to meet the housing and economic needs, in full, of the South East Vale Sub-Area. Close cooperation with South Oxfordshire District Council to date ensures that development of Science Vale across the plan period is coordinated.

Justified

- 6.3 The policies are supported by a robust evidence base, as set out in section 1.2 above. This provides confidence that the housing and economic needs of the sub-area for the plan period are justified. The evidence supports the allocation of ten strategic housing site allocations, the provision of sufficient vacant/developable employment land (through Core Policy 6 and 16) and the safeguarding of existing strategic employment sites to ensure the vision for the sub-area up to 2031 can be realised.

Effective

- 6.4 The council considers the policies are both effective and deliverable in the plan period. A number of planning applications have been submitted for the majority of proposed strategic housing site allocations and also for the large brownfield site at Didcot A, demonstrating deliverability in the short, medium and long term.

Consistent with National Policy

- 6.5 The policies seek to build a strong, competitive economy³⁷ and ensuring the vitality of town centres is retained and enhanced³⁸, including at Didcot located in South Oxfordshire. Through the proposed strategic housing site allocations, Core Policies 15 and 16 will deliver a wide choice of high quality homes³⁹ and exceptional design⁴⁰. The sites will deliver healthy and sustainable communities⁴¹ that will be well integrated with existing settlements and will be supported by high quality public transport services and infrastructure⁴².

7. Conclusion

- 7.1 The Council considers that in respect of this matter, the Local Plan meets the tests of soundness as set out in the NPPF. The minor modifications proposed in Appendix 3 add further clarity to the plan, enhancing both its robustness and effectiveness.

³⁷ CLG (2012) National Planning Policy Framework, page 6

³⁸ CLG (2012) National Planning Policy Framework, page 7

³⁹ CLG (2012) National Planning Policy Framework, page 12

⁴⁰ CLG (2012) National Planning Policy Framework, page 14

⁴¹ CLG (2012) National Planning Policy Framework, page 17

⁴² CLG (2012) National Planning Policy Framework, page 9

Appendix 1:

Brief Summary of the Assessment of Alternative Sites

Site No	Site Name	Stage Removed from Assessment	Reasoning
TPS 008 SA: 46	Appleford (1)	Stage 4&5 (2013)	Local highway infrastructure cannot support large scale development on this site. Possible accesses into the site are constrained by the mainline railway line and the branch line to the gravel workings: additional bridges/ infrastructure would be required specific to the site.
TPS 009	Appleford (2)	Stage 1&2 (2014)	Excluded from initial assessment: Insufficient information provided to undertake an assessment. Significant area of land around Appleford was tested through Appleford (1) above.
TPS 010	South of Appleford	Stage 1&2 (2014)	Excluded from initial assessment: Does not meet site size threshold. Site is approximately 1.43 ha and could only accommodate 36 homes approximately.
TPS 012	Land West of Woodway Road, Blewbury	Stage 1&2 (2014)	Excluded from initial assessment: Sites in Blewbury automatically excluded in stage 2 of site assessment. The site also does not meet the site size threshold as it is approximately 5.94 ha and could only accommodate 149 homes approximately.
TPS 018	Chilton Garden Centre, Chilton	Stage 1&2 (2014)	Excluded from initial assessment: Site is an existing employment site and would need to be marketed for at least a year to show that there is no interest before other type of development can occur. Does not meet site size threshold.
TPS 019	Land at Pond Cottages, Chilton	Stage 1&2 (2014)	Excluded from initial assessment: Does not meet site size threshold.

Site No	Site Name	Stage Removed from Assessment	Reasoning
TPS 039	Land east of East Hendred	Stage 1&2 (2014)	Excluded from initial assessment: Site automatically excluded because of its sensitive location in the AONB.
TPS 048	North east Grove	Stage 3 (2013)	Difficulty with integrating development across the A338.
TPS 049 SA: 16	North west Grove	Stage 4&5 (2013)	There is already a large amount of development planned around Wantage and Grove and it is important that the level of development is both deliverable and sustainable.
TPS 050	South east Grove	Stage 3 (2013)	Difficulty with integrating development across the A338.
TPS 054; 055 SA: 51	South of Harwell Campus (1) & (2)	Stage 3 (2013); Stage 4&5 (2014)	Whilst Harwell Campus itself is a sustainable location for development, this site is remote from the existing services and facilities. The site suffers from some constraints, particularly causing harm to the AONB given the prominence of the site in the landscape (part of the site forms the slope to the North Wessex Downs and would be prominent from the Ridgeway National Trail).
TPS 058; 060 SA: 13A	Didcot Power Station site	Stage 4&5 (2013); Stage 3 (2014)	The site is safeguarded primarily for employment through Core Policy 16. The policy does however provide some flexibility for redevelopment on the wider site for mixed uses including residential. Further work on masterplanning of the site with the promoters has identified the potential for a level of residential development to come forward, albeit the majority of this is located on part of the site in the administrative area of South Oxfordshire District Council.
TPS 059	North Didcot	Stage 4&5 (2013)	Site is considered unsuitable for development in this plan period due to the long-term

Site No	Site Name	Stage Removed from Assessment	Reasoning
SA: 13B			continuation of minerals extraction and the adjacent landfill. The suitability of the site could be reconsidered in the future, following restoration of the landfill and minerals sites. Alternative uses to housing may be suitable in principle.
TPS 062	North West of Harwell Village	Stage 3 (2013)	Site is incorporated within the allocation West of Harwell Village
TPS 080 SA: 39	Rowstock	Stage 4&5 (2013)	Site is not considered appropriate due to issues of coalescence and cumulative impact, and a lack of existing services and facilities to enable sustainable development during early phases.
TPS 102	Land to east of Harwell Road, Sutton Courtenay	Stage 1&2 (2014)	Excluded from initial assessment: Does not meet site size threshold.
TPS 103	Land to the east of Sutton Courtenay	Stage 1&2 (2014)	Excluded from initial assessment: Does not meet site size threshold.
TPS 104	North of Appleford Road, Sutton Courtenay	Stage 1&2 (2014)	Excluded from initial assessment: Does not meet site size threshold.
TPS 106	Downsview Road, Wantage	Stage 3 (2014)	Site is an existing employment site and would need to be marketed for at least a year to show that there is no interest before other type of development can occur.
TPS 107	Land south of Downsview Road, west of Wantage	Stage 3 (2014)	Site merited further assessment, however Southern part of site was covered by SHLAA (EACH05) and excluded from consideration due to loss of important open space between Wantage and East Challow. Significant issue of coalescence.
TPS 108	North west Wantage	Stage 3 (2013)	Northern section of this site is subject to a resolution to grant planning permission for 90 homes (phase 2 of Stockham

Site No	Site Name	Stage Removed from Assessment	Reasoning
			Farm), subject to legal agreements. The southern section of the site forms part of an important open gap between Wantage and East Challow.
TPS 109 SA: 9	South Wantage	Stage 4&5 (2013)	Development would have a significant negative impact on the landscape character of the area, and the AONB. Proposed new infrastructure and mitigation to address traffic growth in Wantage is not designed to support additional traffic from this site.
TPS 110	West Wantage, south of Wilts and Berks Canal	Stage 3 (2013); Stage 3 (2014)	Forms part of an important open gap between Wantage and East Challow. Significant issue of coalescence.
TPS 112	Land north west of Wantage (Stockham farm)	Stage 1&2 (2014)	Planning permission for 200 homes on land at Stockham Farm granted in March 2013. Resolution to grant a further 90 homes on land south of Denchworth Road given in January 2014. Representation submitted during the Housing Delivery Update consultation highlighting the intention of developers to bring forward a final parcel of development on land (south east section) at Stockham Farm. It is recognised that the site is not of a size which could deliver over 200 new homes and it is not the intention of their representation to put the site forward as a strategic housing allocation. No further appraisal needed.

Appendix 2:

The Council's Response to detailed representations made in respect of this Matter, during preparation of the Local Plan.

The Table below provides a summary of the key issues raised through consultation on the Local Plan and which did not form part of the discussions in Stage 1 of the Examination hearings. Regulation 22 Statement⁴³ and Appendix 3⁴⁴ and the Supplement to the Regulations 22 Statement⁴⁵ provide further detail on the outcome of consultation and the Council's response.

Ref.	Issue Raised	Council's Brief Response
1.	Coalescence with villages	Proposed development to the west of Harwell Village does not threaten coalescence with nearby villages. Development at Valley Park will not lead to coalescence, partly because the development is on the far side of the A34 to the village and partly because a buffer will be incorporated into the Valley Park proposals as set out in the development template.
2.	Objections to development west of Didcot	The council considers that the spatial strategy of the Local Plan 2031 Part 1 is the most sustainable solution for the district for the plan period. South Oxfordshire District Council and Vale of White Horse District Council are working on preparing a joint development plan document to ensure that growth between the two districts is delivered cohesively and in a timely manner.
3.	Air quality from A34 impacting upon nearby allocations	CP43: Natural Resources seeks new proposals to have regard to air quality and any Air Quality Management Areas. Investigation of potential noise and air pollution impacts from the A34 forms part of the site template for Valley Park.

⁴³ Regulation 22 Statement (DLP09)

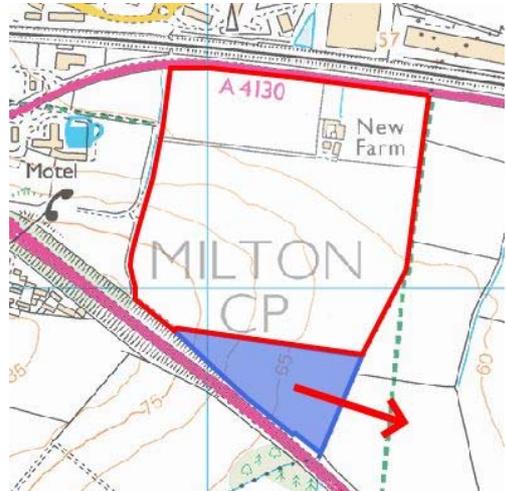
⁴⁴ Regulation 22 Statement Appendix 3 (DLP09.2)

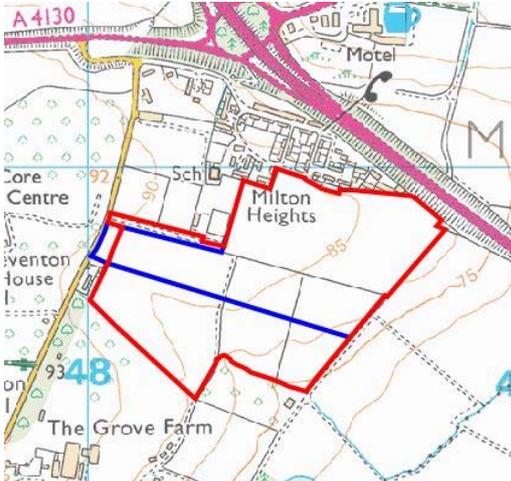
⁴⁵ Supplement to the Regulation 22 Statement – Council Response to Summarised Representations (PSD01)

Ref.	Issue Raised	Council's Brief Response
4.	Omission of East Challow from South East Vale Sub-Area	Although East Challow is in close proximity to Wantage and Science Vale, it is considered inappropriate as a settlement for growth as part of Science Vale. Its character, appearance and role as a larger village relates more closely with the characteristics of the Western Vale sub area, rather than an area of growth within Science Vale.
5.	Traffic issues in this sub-area	We have worked with Oxfordshire County Council to develop the Science Vale transport package which is planned to provide for improving transport access in line with planned development growth.

Appendix 3:

The Council's Suggested Modifications in relation to Issues raised to Matter 9.

Ref.	Issue Raised	Modification Suggested
CP9	Site 8 (and 11): Issue raised by site promoters. Parcel of land is not in control of the promoters of the North West Valley Park allocation, but is in the control of those progressing the Valley Park allocation.	<p>Proposed modification to the southern boundary of North West of Valley Park. The red line denotes the revised (new) boundary. The area shaded blue is requested to be removed from this allocation and to form part of the red boundary of the Valley Park allocation to the east.</p> 

<p>CP9</p>	<p>Site 9: Issue raised through ongoing engagement with the site promoters of the proposed allocation at Milton Heights. The modification addresses the need to provide land within the existing red boundary for the expansion of St. Blaise Primary School. It also responds to the topography of the area, to ensure that development integrates better into the landscape, through the use of existing mature boundaries and to allow for better placement of sustainable urban drainage systems. No change is requested to the existing housing allocation number of around 400 homes, subject to masterplanning.</p>	<p>Proposed modification to the western and southern boundary of Milton Heights allocation. The red line denotes the revised (new) boundary. The blue line denotes where the existing boundary has been amended.</p> 
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