

# Vale of White Horse Local Plan Part 2 Examination

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Dear Mr Duffield

## VALE OF WHITE HORSE LOCAL PLAN 2031 PART 2 (LPP2): EXAMINATION

Thank you for your letters dated 20 and 30 November setting out the Council's response to the concerns in my post hearings letter dated 30 October and enclosing additional evidence relating to transport and air quality as requested. Comments on the additional evidence should be invited from interested parties concurrently with the consultation period on the Main Modifications to the plan.

I am now satisfied that the examination can progress to the next stage and am able to provide an outline of the Main Modifications to the plan which are required for soundness. In addition to the need to amend the proposals for Dalton Barracks which was dealt with in my earlier letters, the most significant of these is the deletion of the housing allocation at Harwell Campus which is not justified by the available evidence. The reasons for the Main Modifications will be set out in my final report.

Once the detailed wording of the Main Modifications has been finalised by me, these should be published for consultation. The Council is now invited to draw up a detailed schedule for my approval via the programme officer.

The starting point is the submitted plan. I have taken account of the Council's suggestions for Main Modifications and Additional Modifications drawn up before, during and after the hearings but unless a significant omission emerges the following is the definitive list of the Main Modifications which are required for soundness and thus a matter for me. Any Additional Modifications of a minor nature (i.e. not required for soundness) prior to adoption are entirely a matter for the Council and should be kept completely separate from the Main Modifications process.

Main Modifications are to the policies or explanatory text of the plan and the associated appendices document. Main Modifications should be numbered MM1, MM2 etc and each may cover a policy together with related changes to associated text. Consequential changes will of course be necessary throughout the document but these need not be listed separately in the schedule and are a matter for the Council. Some of the most important of these are listed at the end of this letter.

Main Modifications do not relate to the Policies Map as an Inspector does not have the remit to recommend modifications to it. However, where the Policies Map needs to be amended from that submitted with the LPP2 to take account of the Main Modifications, these amendments should be published in an appendix to the Main Modifications to assist interested parties. These should include both deleted sites and amended boundaries (indicated by an asterisk below).

### OUTLINE OF MAIN MODIFICATIONS REQUIRED:

MM New paragraph after 2.39 to explain why there is no need to allocate further pitches for gypsies and travellers to meet the requirements of Core Policy 27

#### MM Core Policy 4a

Add footnote that the 2,200 dwellings for Oxford City are to be provided between 2019-2031  
Update housing figures as in HEAR 03.1.1 but LPP2 allocations 2,420 and total supply 25,359  
Delete footnote c re long term potential of the allocation at Dalton Barracks  
Delete Harwell Campus allocation of 1,000 dwellings so South East Vale total is 400 dwellings  
Delete associated footnote e

#### MM Core Policy 8a

Amend housing requirement figure from 7,512 to 7,638 and delete footnote a  
Update housing supply figures as in HEAR 03.1.1 with total supply 8,180  
Delete footnote d re long term potential of the allocation at Dalton Barracks  
Amend figures in paragraph 2.43 and delete footnote 26

#### MM Core Policy 8b

Amend policy to reflect reduced allocation of 1,200 dwellings on the site  
Add new criterion to minimise light pollution  
Amend policies map\* (and figure 2.3 extract from policies map) to reflect reduced allocation and revision to boundary of Green Belt inset  
Amendments to paragraphs 2.49-2.65 to reflect reduced allocation of 1,200 dwellings and to delete references to the long term potential of the site

#### MM Core Policy 13a

Add additional paragraph to make clear that the housing allocation, built up area of Shippon and built up area of Dalton Barracks are to form an inset excluded from the Green Belt  
Amend policies map accordingly\*  
Amendments to paragraphs 2.74-2.75 to reflect reduced housing allocation and revision to boundary of Green Belt inset

#### MM Core Policy 12a

Delete iv public transport and cycle link between Dalton Barracks and Lodge Hill Park and Ride site  
Delete this link from policies map\*  
Delete paragraph 2.82  
Add new paragraph after 2.83 to address flood risk assessment of schemes

#### MM Core Policy 14a

Amend to draft Water Resources Management Plan 2019  
Add new paragraph: This safeguarding shall end if there is no prospect of the scheme being built, for example if it is not included in the finalised Water Resources Management Plan 2019 or is refused Development Consent

#### MM Core Policy 15a

Amend housing requirement figure from 12,150 to 11,949 and delete footnote b  
Update housing supply figures as in HEAR 03.1.1 but LPP2 allocations 400 and total supply 13,275  
Delete Harwell Campus allocation of 1,000 dwellings so LPP2 allocations total is 400. Delete footnote f  
Amend Housing Delivery paragraphs accordingly  
Amend paragraph 2.96 to refer to 400 dwellings, delete last bullet point and amend paragraph 2.97

#### MM Core Policy 15b

Delete policy and allocation from policies map\*  
Delete paragraphs 2.101-2.118 and proposed housing allocation from Figure 2.6  
Some replacement commentary could be included about the provision of ancillary accommodation for visitors and short term employees at Harwell Campus referring to planning permission P15/V0575/EZ

MM Replace paragraphs 2.98-2.100 with new paragraphs dealing with development at Grove  
Add new Core Policy 15c re Grove Comprehensive Development Framework

#### MM Core Policy 18a

Add new bullet point - Cinder Track Cycle Improvements and add scheme to policies map\*  
Amend policies map\* to reduce safeguarded land for dedicated access to/from the A34 to Milton Park



#### MM Core Policy 19a

Add at end: Three potential options are identified at this stage to allow flexibility for feasibility studies.  
Amend policies map\* to also include site east of the A338 as in Turley letter dated 20 September  
Add new sentences at end of paragraph 2.133 to address flood risk assessment of schemes

#### MM Core Policy 20a

Amend housing requirement figure from 3,098 to 3,173  
Update housing supply figures as in HEAR 03.1.1 with total supply 3,904

#### MM Development Policy 1

Amend policy to clarify arrangements for self or custom building plots on major development sites

#### MM Development Policy 2

Delete 'new build' from second paragraph

#### MM Development Policy 5

Amend criterion ii to 'on the site of the original dwelling' and 'equal or greater'  
Amend paragraph 3.35 accordingly

#### MM Development Policy 13e

Add Grovelands to list of local shopping centres

#### MM Development Policy 19

Retain current boundary of Lorries and Roadside Services designation at Milton Interchange  
Delete proposed change to policies map\* and Appendix M

#### MM Development Policy 29

Amend criterion i to not unacceptably diminished

MM Amend Paragraph 3.244 to clarify buffer zones should remain free of built development and should be provided on both sides of a watercourse

#### MM Development Policy 36

Clarify criterion iv. Add additional paragraphs to clarify approach to conservation of historic assets in accordance with government policy and publication of any investigations

#### MM Development Policy 38

Clarify approach to development affecting a listed building or its setting in line with statutory requirements and government policy

#### MM Development Policy 39

Clarify approach to protection of archaeology and scheduled monuments in line with statutory requirements and government policy

#### APPENDICES:

##### MM General requirements for all housing site allocations

Under social and community, add new requirement for health impact assessment

##### MM Harwell Campus

Delete plan on page 6 and template on pages 7-9

##### MM Templates on pages 11, 14, 18, 22, 25 and 28

Amend utilities to 'Upgrades to the sewer network may be required ahead of occupation'

#### MM Dalton Barracks

Amend plan on page 13 and template on pages 14 – 16 to reflect reduced allocation of 1,200 dwellings

Access and highways:

Add to list of potential infrastructure improvements under fourth bullet point – Frilford Junction, roundabout at Barrow Road/unnamed road, roundabout at unnamed road/Marcham Road and traffic signals at Marcham interchange

Add further bullet point restricting occupation prior to Frilford Junction upgrade

#### MM East of Kingston Bagpuize

Access and highways:

Second bullet – improvements on the A420, A415 (including the Frilford Junction) and any...

Fifth bullet – Provide measures to alleviate current traffic flows....

Add further bullet point restricting occupation prior to Frilford Junction upgrade

Social and community:

Third bullet – Provide subject to viability a new local centre adjacent to the proposed primary school, located and designed to meet the needs of the expanded village

MM Add new plan to appendices showing local shopping centres that are to be retained and those to be deleted from those defined in the 2011 Local Plan

Consequential changes to the plan include:

Figure 2.1 – amend extent of Dalton Barracks allocation and delete Harwell Campus allocation

Figure 2.2 – amend extent of Dalton Barracks allocation

Figure 2.4 – amend extent of Dalton Barracks allocation and delete public transport/cycle connection to Park and Ride at Lodge Hill

Figure 2.5 – delete Harwell Campus allocation

Consequential changes to the appendices include:

Amend heading and plan on page 32 to delete bus/cycle link to Dalton Barracks

Amend plan on page 34 to reduce safeguarded land for improved access to A34 near Milton Park

Add new plan to appendices showing safeguarded land for Cinder Track Cycle Improvements

Amend plan on page 36 to also include site east of the A338 as in Turley letter dated 20 September

Amend plan on page 62 to show revised Green Belt inset boundary

Delete Appendix M on page 63

Note: The Council is reminded of the commitment to withdraw the correction to the Green Belt boundary at North Hinksey village from the policies map accompanying the LPP2 (HEAR01.1)

Please submit the schedule of Main Modifications and an appendix of amendments to the Policies Map via the programme officer for approval prior to commencing public consultation.

As you are aware the Main Modifications will need to be subject to Sustainability Appraisal and you may wish to consider whether the Habitats Regulations Assessment should be updated. These documents should also be published alongside the Main Modifications.

Yours sincerely

*David Reed*

INSPECTOR