

# Assessment of Saved Local Plan polices for consistency with the National Planning Policy Framework

## Purpose of paper

1. This note considers the implications of the National Planning Policy Framework (the Framework) on the Vale of White Horse Local Plan (2011) saved policies and their use for determining planning applications.
2. Appendix 1 provides an assessment as to whether the saved policies of the Vale of White Horse Local Plan (2011) are consistent with the Framework. This information will assist Development Management, developers and Planning Committee apply our saved policies appropriately alongside the Framework. It will also help communities understand why we cannot give some saved policies full weight.
3. It should be made clear that the assessment of the consistency of the Vale of White Horse Local Plan 2011 does not represent a change in Vale policy. It is simply a guide for how Vale policy should be used following publication of the Framework.

## Background

4. The Framework was published on 27 March 2012 and came into effect immediately. It sets out the Government's planning policies for England and how these are expected to be applied. The Framework must be taken into account in the preparation of local plans (including core strategies) and neighbourhood development plans and is a material consideration in determining planning decisions.
5. The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the development plan<sup>1</sup>, unless material considerations indicate otherwise. The Framework does not change the 2004 Act in this respect, but is itself a significant material planning consideration.
6. The Framework provides guidance on the status of existing local plans and the impact of the introduction of the Framework on them. The Vale of White Horse Local Plan 2011 was adopted in 2006 in accordance with the Town and Country Planning Act (1990) rather than the 2004 Act. In such circumstances, the Framework states (emphasis added)

... due weight should be given to relevant policies in existing plans **according to their degree of consistency with this framework** (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)<sup>2</sup>.

---

<sup>1</sup> Within the Vale of White Horse District, the development plan currently consists of the South East Plan (2009) and the Vale of White Horse Local Plan (2006). The Government have signalled their intention to delete the South East Plan although it is unclear when this may take effect.

<sup>2</sup> Communities and Local Government (2012). National Planning Policy Framework. Annex 1 – Page 48.

7. A direction by the Secretary of State in 2009 identified 'saved' policies contained within the Vale of White Horse Local Plan 2011. To clarify what weight they should be given in decision-making, an assessment has been undertaken to determine the degree of consistency between the 'saved' local plan policies and the Framework (Appendix 1).
8. Publication of the assessment is not a matter requiring a formal council decision, as it is an assessment of the impact of an external change on our policies rather than a change we are making. The assessment of consistency is an officer judgment based on current information. It may need to be updated to reflect any change in interpretation arising from subsequent policy guidance or decisions made by planning inspectors or in the courts.
9. This assessment, which should be read alongside the Framework, clarifies those local plan policies which can continue to be used in the consideration of planning applications. The 'saved' local plan policies have been categorised into the following three categories
  - **Fully consistent** with the Framework – policies in this category can continue to be given full weight for development management decision-taking, alongside the Framework
  - **Consistent, in part**, with the Framework – a number of 'saved' Local Plan policies contain a significant level of detail. Parts of these policies are consistent with the Framework, whilst certain parts are not. These policies need to be applied by judging the weight that can be applied to them, alongside the Framework, in the specific circumstances of each individual application
  - **Not consistent** with the Framework – policies that take a different direction and view on matters to the content of the Framework. These policies should no longer be applied.

## Implications

10. Those policies that are consistent with the Framework (including consistent in part) will need to be considered alongside the Framework in day-to-day planning decisions made either by the Planning Committee or by officers under delegated powers. Each case will need to be considered on its individual merits.
11. Where policies are not consistent with the Framework, this does not leave a policy vacuum. In this case, applications should be considered in accordance with the policies set out within the Framework.
12. The most significant area of inconsistency between our saved local plan and the Framework arises from the Framework statement that policies for housing supply are 'out of date' where there is not a five year housing land supply. We do not have a five year land supply. Our published Housing Land Supply Statement identifies the affected policies and provides guidance on how they should be interpreted alongside the Framework. To briefly recap, they are policies GS1, GS2, H11, H12, H13, E11, E12 and E14, which taken together seek to

- cap the permissible scale of housing development within settlements
  - limit out-of and edge-of settlement housing development, and
  - protect small scale business premises even where vacant.
13. The other main areas of relative inconsistency between the Framework and our saved policy approach are more modest in effect
- the Framework places greater emphasis on the commercial viability of development when applying policies that set development standards and requirements e.g. lifetime homes and community benefit requirements such as affordable housing provision, and
  - The Framework provides a generally more permissive approach to small-scale rural development and re-use of buildings, including farm diversification.

#### Longer term implications

14. Once the new 'Vale of White Horse Local Plan to 2029 - Part 1' is adopted, it will replace the saved strategic policies of the Vale Local Plan 2011. As the emerging local plan progresses, its draft strategic policies will gain weight as a material consideration alongside the Framework and the saved local plan.
15. Non-strategic saved policies that are consistent in whole or part with the Framework would remain relevant for development management purposes until replaced upon adoption of the Local Plan Part Two - Managing Development Document (anticipated in 2016).

#### **Conclusions**

16. To a significant extent the saved policies of the Vale Local Plan 2011 are consistent with the Framework and can continue to be relied upon for development management decision-making. Other than on matters of housing land supply our saved policies are being given weight in development management appeals.
17. The most significant area of policy inconsistency relates to housing supply. The implications of this are set out in our published Housing Land Supply Statement. See: <http://www.whitehorsedc.gov.uk/housing-supply>
18. The officer assessment of consistency will be updated as and when necessary. It will be circulated to all councillors, development management officers and parish and town councils for information.

## Appendix 1:

### Assessment of consistency of 'saved' Vale of White Horse Local Plan policies (2011) with the National Planning Policy Framework (2012).

The [Five Year Housing Land Supply Statement \(July 2012\)](#) provides further guidance on the application of the following saved policies, relevant to housing supply alongside the Framework: GS1, GS2, H11, H12, H13, E11, E12 and E14.

Policy Ref	Policy Subject Area	Consistency with the Framework
GS1	Developments in existing settlements	<b>Consistent, in part, with the Framework</b> This policy sets out a spatial strategy for development across the plan area ensuring development is located in the most sustainable locations in accordance with a plan led system. It is therefore consistent with the Framework for housing development, except where there are references to policies H11, H12 and H13, which are discussed separately below.
<b>GS1 Application</b> The emerging spatial strategy of the replacement Vale Local Plan to 2029 Part 1 takes a more positive approach to the housing potential of villages in the district. See separate commentary on H11, H12 and H13.		

Policy Ref	Policy Subject Area	Consistency with the Framework
GS2	Development in the countryside	<p><b>Consistent, in part, with the Framework</b></p> <p>This policy supports Policy GS1 and ensures development across the plan area is located in the most sustainable locations in accordance with a plan led system. It is therefore consistent with the Framework for housing development. It is not consistent in respect of references to policies H11, H12 and H13, which are discussed separately below, and in respect of parts of paragraph 55 of the Framework which define special circumstances where isolated dwellings in the countryside may be acceptable.</p> <p>However, while the council cannot demonstrate a five year supply of housing land, policy GS2 should be considered alongside the Framework in accordance with Framework paragraphs 14, 49 and 55.</p>

Policy Ref	Policy Subject Area	Consistency with the Framework
	<p><b>GS2 Application</b></p> <p>Based on our Vale Local Plan to 2029 Part 1 evidence base including work in progress on the identification of sites for future and local strategic housing allocation, development outside existing settlement boundaries will be necessary both to restore and maintain a five year housing land supply, and to meet longer term housing need and demand in the emerging Vale Local Plan to 2029 Part 1. As and when a five year housing land supply and appropriate supply buffer are restored, policy GS2 can be accorded more weight.</p> <p>It will be a matter of planning judgement as to the level of housing that may be considered ‘sustainable development’ around any given settlement, or on any given site or sites. Framework paragraph 17 sets out core principles including to <i>“focus significant development in locations which are or can be made sustainable”</i>. Paragraph 55 of the Framework states: <i>“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”</i>. More generally, development is expected to improve the social, economic and environmental conditions of the area (Framework paragraphs 7, 8 and 187). The test for development management is whether the adverse impacts of proposed development <i>“significantly and demonstrably outweigh the benefits”</i> (Framework paragraph 14).</p> <p>Vale Local Plan 2011 saved policy DC8 stipulates that the necessary social and physical infrastructure and services must be available, provided or otherwise secured by development. We consider this saved policy to be fully consistent with the Framework, and essential to achieving sustainable development. Where new development does not secure or provide the necessary social and physical infrastructure and services with a reasonable timeframe, the potential adverse impacts of development may ‘significantly and demonstrably outweigh the benefits’ (Framework paragraph 14).</p> <p>We consider provision of the necessary social and physical infrastructure and services especially relevant in areas where major development is already allocated, or proposed to be allocated in the emerging local plan (core strategy). In these locations in particular, the sustainability of proposed development and the adequacy of infrastructure and services will need to be considered on a cumulative and settlement-wide basis. Local Plan evidence base technical work is currently in progress on the requirements for and the funding and delivery of the infrastructure and services necessary to support planned development.</p> <p>Specific saved Local Plan and Framework policies for protection of the countryside and areas of landscape, biodiversity, geological, heritage and agricultural value will be given full weight where applicable. These policies, and those promoting good quality design and provision of a mix including affordable housing, are not made out of date by lack of a five year housing land supply and may justify restricting development.</p>	

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
GS3	Development in the Oxford Green Belt	<b>Consistent, in part, with the Framework</b> Whilst the policy is predominately consistent with the Framework, paragraph 89 (point 3) applies to extensions and alterations of 'buildings' rather than just for 'dwellings'. For this reason the policy should be considered alongside the Framework.
GS4	Development in the Oxford Green Belt	<b>Consistent, in part, with the Framework</b> Whilst the policy is predominately consistent with the Framework, paragraph 89 (point 6) applies to the 'complete development' of any brownfield land rather than just the 'partial redevelopment' of those sites listed by Policy GS4. For this reason the policy should be considered alongside the Framework.
GS6	Redevelopment of buildings outside settlements	<b>Consistent, in part, with the Framework</b> The policy is not fully in conformity with paragraphs 22, 28, 51 and 55 of the Framework and should be considered alongside the requirements set out in the Framework.
GS7	Re-use of vernacular buildings outside settlements	<b>Consistent, in part, with the Framework</b> The policy is not fully in conformity with paragraphs 22, 28, 51 and 55 of the Framework and should be considered alongside the requirements set out in the Framework.
GS8	Re-use of non vernacular buildings outside settlements	<b>Consistent, in part, with the Framework</b> The policy is not fully in conformity with paragraphs 22, 28, 51 and 55 of the Framework and should be considered alongside the requirements set out in the Framework.
DC1	Design	<b>Fully Consistent</b>
DC3	Design against crime	<b>Fully Consistent</b>
DC4	Public art	<b>Fully Consistent</b>
DC5	Access	<b>Fully Consistent</b>
DC6	Landscaping	<b>Fully Consistent</b>

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
DC7	Waste collection and recycling	<b>Fully Consistent</b>
DC8	The provision of infrastructure and services	<b>Fully Consistent</b>
DC9	The impact of development on neighbouring uses	<b>Fully Consistent</b>
DC10	The effect of neighbouring or previous uses on new development	<b>Fully Consistent</b>
DC12	Water quality and resources	<b>Fully Consistent</b>
DC13	Flood risk and water run-off	<b>Not Consistent</b> The policy is not in conformity with paragraphs 100 to 104 of the Framework where a sequential approach to locating development should be followed in accordance with an up to date Strategic Flood Risk Assessment.
DC14	Flood risk and water run-off	<b>Not Consistent</b> The policy is not in conformity with paragraph 103 of the Framework where flood risk should not be increased elsewhere from development.
DC16	Illuminated advertisements	<b>Fully Consistent</b>
DC20	External lighting	<b>Consistent, in part, with the Framework</b> This policy is not in conformity with paragraph 67 of the Framework where advertisements should only be subject to control in the interests of amenity and public safety, taking account of cumulative impacts.  However, where the policy is applied for external lighting not associated with advertisements it is consistent with the Framework.
TR1	Wantage relief road scheme	<b>Fully Consistent</b>
TR3	A34 related development	<b>Fully Consistent</b>
TR5	The national cycle network	<b>Fully Consistent</b>



<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
TR6	Public car parking in the main settlements	<b>Fully Consistent</b>
TR7	Rail services – Grove Station	<b>Fully Consistent</b>
TR10	Lorries and roadside services	<b>Fully Consistent</b>
HE1	Preservation and enhancement: implications for development	<b>Fully Consistent</b>
HE4	Development within setting of listed building	<b>Fully Consistent</b>
HE5	Development involving alterations to a listed building	<b>Fully Consistent</b>
HE7	Change of use of listed building	<b>Fully Consistent</b>
HE8	Historic parks and gardens	<b>Fully Consistent</b>
HE9	Archaeology	<b>Fully Consistent</b>
HE10	Archaeology	<b>Fully Consistent</b>
HE11	Archaeology	<b>Fully Consistent</b>
NE3	Geologically important sites	<b>Fully Consistent</b>
NE4	Other sites of nature conservation value	<b>Fully Consistent</b>
NE6	The North Wessex Downs Area of Outstanding Natural Beauty	<b>Fully Consistent</b>
NE7	The North Vale Corallian Ridge	<b>Fully Consistent</b>
NE8	The landscape setting of Oxford	<b>Fully Consistent</b>
NE9	The Lowland Vale	<b>Fully Consistent</b>
NE10	Urban fringes and countryside gaps	<b>Fully Consistent</b>
NE11	Areas for landscape enhancement	<b>Fully Consistent</b>
NE12	Great Western Community Forest	<b>Fully Consistent</b>
H3	Housing sites in Botley	<b>Fully Consistent</b>
H4	Housing sites in Faringdon	<b>Fully Consistent</b>
H5	Strategic housing site west of Grove	<b>Fully Consistent</b>

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
H6	Housing site in Wantage	<b>Fully Consistent</b>
H7	Major development west of Didcot	<b>Fully Consistent</b>
H8	Housing on the Harwell Science and Innovation Campus	<b>Fully Consistent</b>
H10	Development in the five main settlements	<b>Fully Consistent</b>
H11	Development in the larger villages	<p><b>Not Consistent</b></p> <p>The policy is not consistent with paragraphs 47 and 49 of the Framework. The policy does not provide the basis for establishing a five year housing land supply.</p> <p>However, the policy may be considered alongside the Framework when a five year housing land supply is established.</p>
<p><b>H11 Application</b></p> <p>The saved policy caps on housing development within settlement boundaries were set when the district had a five year housing land supply, and formed part of an overall housing supply strategy for a much lower housing target. They are no longer appropriate in the current housing land supply circumstances. It will be a matter of planning judgement whether housing development on sites larger than 0.5 hectares or for more than 15 homes would be appropriate and ‘sustainable development’ within any given larger village, on any given site.</p>		
H12	Development in the smaller villages	<p><b>Not Consistent</b></p> <p>The policy is not consistent with paragraphs 47 and 49 of the Framework. The policy does not provide the basis for establishing a five year housing land supply.</p> <p>However, the policy may be considered alongside the Framework when a five year housing land supply is established.</p>

Policy Ref	Policy Subject Area	Consistency with the Framework
<p><b>H12 Application</b> It will be a matter of planning judgement whether housing development for more than 4 homes would be appropriate and 'sustainable development' on any given site within a smaller village.</p>		
H13	Development elsewhere	<p><b>Consistent, in part, with the Framework</b> Although the policy is not consistent with paragraph 47 of the Framework, the aim of the policy is consistent with paragraph 55 of the Framework, which supports sustainable development in rural areas where it will enhance or maintain the vitality of rural communities.</p> <p>Due consideration should be given to this policy alongside the requirements set out in the Framework.</p>
<p><b>H13 Application</b> It will be a matter of planning judgement whether infill housing development for more than 1-2 homes would be appropriate and 'sustainable development' in other rural areas.</p>		
H14	The sub-division of dwellings	<b>Fully Consistent</b>
H15	Housing densities	<b>Fully Consistent</b>

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
H16	Size of dwelling and lifetime homes	<p><b>Consistent, in part, with the Framework</b></p> <p>The policy is consistent with the overarching aim of the Framework to deliver a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.</p> <p>However, paragraph 173 of the Framework states that the scale of any obligations to achieve this should not threaten the viability of the proposal.</p> <p>On this basis, a robust viability appraisal will be required for any relaxation of Policy H16 to be considered.</p>
H17	Affordable housing	<p><b>Fully Consistent</b></p> <p>The policy is consistent with the overarching aim of the Framework to meet an identified need for affordable housing and create mixed and balanced communities. Although paragraphs 50 and 173 of the Framework refer to flexibility to changing market conditions and the scale of obligations not threatening viability, these matters are adequately addressed by the Affordable Housing Supplementary Planning Guidance (2008).</p>
H18	Affordable housing on rural exception sites	<b>Fully Consistent</b>
H19	Special housing needs	<b>Fully Consistent</b>
H20	Accommodation for dependant relatives	<b>Fully Consistent</b>

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
H22	Sites for gypsies	<p>The Government policy for traveller sites is set out in 'Planning policy for traveller sites' (2012); published alongside the Framework.</p> <p>Although Policy H22 reiterates many of the requirements of the national policy, 'Planning policy for traveller sites' (2012) does outline additional criteria which should be considered.</p> <p>On this basis, due consideration should be given to Policy H22 alongside the requirements set out in 'Planning policy for traveller sites' (2012).</p>
H23	Open space in new housing development	<b>Fully Consistent</b>
H25	Garden extensions	<b>Fully Consistent</b>
CF1	Protection of existing services and facilities	<b>Fully Consistent</b>
CF2	Provision of new community services and facilities	<b>Fully Consistent</b>
CF3	Cemetery provision in Faringdon	<b>Fully Consistent</b>
CF4	Cemetery provision in Wantage	<b>Fully Consistent</b>
CF5	Public houses	<b>Fully Consistent</b>
CF9	Proposed reservoir	<b>Fully Consistent</b>
CF10	Production of renewable energy on a commercial basis	<b>Fully Consistent</b>
L1	Playing space	<b>Fully Consistent</b>
L2	Urban open space and green corridors	<p><b>Not Consistent</b></p> <p>The policy is not in conformity with paragraph 74 of the Framework which sets a criteria based approach to determining if development on existing open spaces is appropriate.</p>

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
L3	Urban open space and green corridors	<b>Not Consistent</b> The policy is not in conformity with paragraph 74 of the Framework which sets a criteria based approach to determining if development on existing open spaces is appropriate.
L4	Allotments	<b>Fully Consistent</b>
L6	Major leisure and entertainment facilities	<b>Fully Consistent</b>
L7	Retention of small-scale local leisure facilities	<b>Fully Consistent</b>
L8	Provision of small-scale local leisure facilities	<b>Fully Consistent</b>
L9	The provision of countryside recreation facilities	<b>Fully Consistent</b>
L10	Safeguarding and improving public rights of way	<b>Fully Consistent</b>
L11	The Ridgeway	<b>Fully Consistent</b>
L12	The Thames Path	<b>Fully Consistent</b>
L13	Proposed park at Folly Hill, Faringdon	<b>Fully Consistent</b>
L14	The Wilts and Berks Canal	<b>Fully Consistent</b>
L15	The Wilts and Berks Canal	<b>Fully Consistent</b>
L17	The River Thames	<b>Fully Consistent</b>
L18	Land South of the Abingdon Marina	<b>Fully Consistent</b>
E1	Abingdon	<b>Fully Consistent</b>
E2	Botley Area	<b>Fully Consistent</b>
E3	Faringdon	<b>Fully Consistent</b>
E4	Grove Technology Park	<b>Fully Consistent</b>
E5	Milton Park	<b>Fully Consistent</b>
E6	West of Didcot Power Station	<b>Fully Consistent</b>

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
E7	Harwell Science and innovation Campus	<b>Fully Consistent</b>
E8	Local rural sites	<b>Fully Consistent</b>
E9	New development on sites not Identified in the local plan	<b>Not Consistent</b> The policy is not in conformity with paragraph 28 (point 1) of the Framework where planning policies should support sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings, and well designed new buildings.
E10	Key business sites	<b>Consistent, in part, with the Framework</b> The policy is consistent with the Framework insofar as the employment sites are in active economic use. This policy sets a clear economic strategy for the area by enabling and promoting economic and business development of the most sustainable locations at the largest settlements. It is considered that the local plan process provides the most appropriate mechanism to review the land allocations set out by Policy E10.  Should the sites become vacant in the future, paragraphs 22 and 51 of the Framework should be considered alongside Policy E10.
E11	Rural multi-user sites	<b>Consistent, in part, with the Framework</b> The policy is consistent with the Framework insofar as the employment sites are in active economic use. The local plan review process provides the most appropriate mechanism to review the land allocations set out by Saved Policy E10.
<b>E11 Application</b> Should the sites become vacant on rural multi-user employment sites in the future, paragraphs 22 and 51 of the Framework would be considered alongside Policy E11 if re-use for housing is proposed.		

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
E12	Large campus style sites	<b>Consistent, in part, with the Framework</b> The policy is consistent with the Framework insofar as the employment sites are in active economic use. The local plan review process provides the most appropriate mechanism to review the land allocations set out by Policy E10.
<b>E12 Application</b> Should the sites become vacant on large campus style employment sites in the future, paragraphs 22 and 51 of the Framework would be considered alongside Policy E12 if re-use for housing is proposed.		
E13	Ancillary uses on key employment sites	<b>Fully Consistent</b>
E14	The retention of small scale commercial premises in settlements	<b>Not Consistent</b> The policy is not consistent with paragraph 22 of the Framework where sites should not be protected for employment if there are no reasonable prospects of the sites being used for that purpose.  The policy is not consistent with Framework at paragraph 51 where change of use from B class uses to residential should be approved where there is an identified need for additional housing in the area, provided there are not strong economic reasons why such development would be inappropriate.
<b>E14 Application</b> Given the five year housing land supply position, under paragraph 51 of the Framework the re-use of redundant or vacant small scale commercial premises in settlements for housing will be given favourable consideration.		



<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
E15	Steventon storage facility (former Home Office Stores site, Steventon)	<b>Not Consistent</b> The policy is not in conformity with paragraph 22 of the Framework where applications for alternative uses should be considered on their merits if there are no reasonable prospects of the site being used for the allocated employment use.
E16	New buildings required for agricultural purposes	<b>Fully Consistent</b>
E17	Farm diversification	<b>Not Consistent</b> The policy is not in conformity with paragraph 28 (point 1) of the Framework where planning policies should support sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings, and well designed new buildings.
E18	Farm shops	<b>Fully Consistent</b>
E19	Farm shops	<b>Fully Consistent</b>
E20	The keeping, rearing and training of horses	<b>Fully Consistent</b>
E21	Loss of facilities for the keeping, rearing and training of horses	<b>Fully Consistent</b>
S1	New retail provision	<b>Fully Consistent</b>
S2	Primary shopping frontages and Abingdon and Wantage	<b>Fully Consistent</b>
S3	Secondary shopping frontages for Abingdon and Wantage	<b>Fully Consistent</b>
S4	Non retail uses in Abingdon and Wantage town centres	<b>Fully Consistent</b>
S5	Non retail uses in Faringdon Town Centre	<b>Fully Consistent</b>
S6	Upper floors in town centres	<b>Fully Consistent</b>

<b>Policy Ref</b>	<b>Policy Subject Area</b>	<b>Consistency with the Framework</b>
S7	The Bury Street precinct, Abingdon	<b>Fully Consistent</b>
S8	The Limborough Road area, Wantage	<b>Fully Consistent</b>
S10	Ock Street, Abingdon	<b>Fully Consistent</b>
S11	Park Road, Faringdon	<b>Fully Consistent</b>
S12	Policies for local shopping centres	<b>Fully Consistent</b>
S13	Development of village shops	<b>Fully Consistent</b>
S14	Loss of village and other local shops	<b>Fully Consistent</b>
S15	Garages and garage shops	<b>Fully Consistent</b>
T1	New tourist related development	<b>Fully Consistent</b>
T2	Tourist facilities on existing sites	<b>Fully Consistent</b>
T4	Camping and caravanning	<b>Fully Consistent</b>