

Appendix One Faringdon Neighbourhood Plan Modifications

<u>Recommended Modification Number</u>	<u>Page in Faringdon Neighbourhood Plan</u>	<u>Policy/Paragraph</u>	<u>Change</u>	<u>Reason for change</u>
1	Page 23	Policy 4.2A	<p>POLICY 4.2A: RESIDENTIAL DEVELOPMENT WITHIN THE DEVELOPMENT BOUNDARY</p> <p>Small-scale Infill residential development within the existing development boundary of the town will be supported in principle, subject to compliance with the policies in the Development Plan. All development in Faringdon should be carefully planned to respect the special character of the town.</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
2	Page 23	Policy 4.2B	<p>POLICY 4.2B: INFRASTRUCTURE REQUIREMENTS</p> <p>Qualifying development proposals will be expected <ins>should</ins> to contribute to achieving the objectives in the Neighbourhood Plan through Community Infrastructure Levy (CIL) contributions made in accordance with the Vale's CIL Strategy (once adopted, or any equivalent policies in the Local Plan 2031), planning obligations or other relevant mechanisms</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
3	Page 29	Policy 4.3A	<p>POLICY 4.3A: CONNECTIONS</p> <p>Ensure that new developments <ins>New developments should</ins> create attractive street connections into the town centre that encourage walking and cycling. Opportunities to create or improve routes between existing parts of the town should be maximised.</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
4	Page 30	Policy 4.3B	<p>POLICY 4.3B: STREETS AND SPACES</p> <p>Streets and spaces, including street paving, soft landscaping, lighting and street furniture in and around the town centre should be designed to conservation area standards, as set out in District Council policy.</p> <p><ins>Insofar as planning permission is required streets and spaces, including street paving, soft landscaping, lighting and street furniture in the conservation area shall be designed to preserve or enhance its character or appearance.</ins></p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

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5	Page 40	Policy 4.4A	<p>POLICY 4.4A: MINIMISING THE LOSS OF RETAIL SPACE</p> <p>Any net loss of retail (Use Class A1) space in the defined town centre will not be permitted other than where one or more of the following circumstances can be demonstrated:</p> <ul style="list-style-type: none"> a) The site has been marketed for retail (Class A1) use for a period of one year with no viable offers received; or b) A replacement premises of equivalent size, function and accessibility is to be provided in the town centre in exchange so that there is no net loss; or c) The loss of the retail (Class A1) use is facilitated by the General Permitted Development Order 1995 (as amended) or by the policies in the Development Plan. <p><u>C) The loss of the retail use allows the implementation of other policies or proposals in the Plan</u></p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
6	Page 40	Policy 4.4B	<p>POLICY 4.4B: EXTENDING THE TOWN CENTRE RETAIL OFFER</p> <p>Within the Town Centre Boundary as defined in Figure 5 of the Neighbourhood Plan planning permission will be granted <u>supported</u> for the change of use or redevelopment of sites currently not in retail use (Use Class A1) to retail use. Other uses that support the retail function of the town centre will be encouraged.</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.
7	Page 43	Policy 4.4E	<p>POLICY 4.4E: PUBLIC HOUSES</p> <p>The retention of the town's public houses will be strongly supported and their conversion or redevelopment for other uses opposed because of the important role they play in contributing to the liveliness and vitality of the street scene, promoting a competitive environment, offering services of particular local value, and, in some cases, including important historic features. Planning applications for change of use or redevelopment for other uses will be refused unless robust evidence can be provided to show that the public house is not</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

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			<p>economically viable and is no longer required to meet the needs of the local community</p> <p><u>Proposals for the conversion or the redevelopment of public houses will not be supported unless:</u></p> <ul style="list-style-type: none"> • <u>Robust evidence can be provided to demonstrate that the public house is not economically viable; and</u> • <u>The public house is no longer required to meet the needs of the local community</u> 	
8	Page 50	Policy 4.5B	<p>POLICY 4.5B: WICKLESHAM QUARRY</p> <p>Wicklesham Quarry will be safeguarded for employment uses (Classes B2 and B8) following the completion of quarrying activities, although any development would be required to deliver safe access over the A420, principally for pedestrian and cycle use. Employment development would be supported on this site if no other suitable sites closer to the town centre are available, providing there is demonstrable need and the following criteria have been satisfactorily addressed:</p> <p>i) Appropriate transport mitigation is proposed following completion of a transport assessment to the satisfaction of the Highways Authority and District Council;</p> <p>ii) A landscape assessment is completed with any appropriate mitigation agreed with the District Council and other stakeholders;</p> <p>iii) Appropriate ecological mitigation and enhancement measures are incorporated into the proposal and</p> <p>iv) Given its site of Special Scientific Interest (SSSI) designation, there is a clear demonstration that any development would not harm the geological special</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.

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			<p>interest of the site in consultation with Natural England and the District Council. The proposals shall incorporate measures to provide access to the protected site for the visiting public so that the special geological interest is better revealed and provision made for the protection and enhancement of the geodiversity interest of Wicklesham Quarry</p> <p>Wicklesham Quarry will be safeguarded for employment uses (Classes B2 and B8) following the completion of quarrying and restoration activities on the site. Employment development will be supported on this site if no other suitable sites closer to the town centre are available, providing there is demonstrable need and subject to the following criteria:</p> <ul style="list-style-type: none"> i) <u>appropriate transport mitigation is provided; and</u> ii) <u>appropriate provision is made within the site for pedestrians and cyclists: and</u> iii) <u>the proposed employment development does not have a detrimental impact on the relationship between the site and the wider landscape in which it sits; and</u> iv) <u>appropriate ecological mitigation and enhancement measures are incorporated into the proposals; and</u> v) <u>any development would not result in demonstrable harm to the geological special interest of the site; and</u> vi) <u>employment proposals should incorporate measures to provide access to the protected site for the visiting public.</u> 	
9	Page 48	Policy 4.5B	<p>REPLACE EXISTING SUPPORTING TEXT WITH THE FOLLOWING:</p> <p>Of the new sites, Wicklesham Quarry is considered by local stakeholders to be a significant opportunity site that would expand the provision of local jobs. Quarrying activities have finished on this site and it is now being used for the storage of materials for golf courses pending restoration to agricultural use,</p>	

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			<p>according to its current permission which requires the cessation of working, storage, processing and sale of minerals and removal of buildings, plant, machinery and structures by 30 September 2015; and completion of restoration of the site by 30 April 2016. However, it is considered that this site could be more appropriately redeveloped for employment use to provide B2/B8 industry in the town with the associated jobs. In addition, it would help to reduce the amount of heavy goods vehicles and general traffic currently using Park Road. A site of this scale could also encourage new types of businesses into the parish to help diversify the range of local jobs on offer. The development of the site would need to also deliver a safe crossing over the A420 to serve pedestrians, cyclists and horse riders. Any development on the site would need to be sensitively designed so as to be hidden within the landscape, and as it is designated as a Site of Special Scientific Interest (SSSI) and could only proceed following completion of a geological assessment in consultation with Natural England who will ultimately, sanction if development proposals are appropriate</p> <p><u>Of the new sites, Wicklesham Quarry is considered by local stakeholders to be a significant opportunity site that would expand the provision of local jobs. Quarrying activities have finished on this site and it is now being restored to agricultural use with some woodland planting and ponds. This is in accordance with its current permission which requires the removal of the buildings, plant, machinery and structures and the completion of restoration of the site by 30 September 2016.</u></p> <p><u>However, in locational terms it is considered that this site could accommodate some employment use to provide B2/B8 industry in the town with the associated jobs. In addition, it would help to reduce the number of heavy goods vehicles and general traffic currently using Park Road. A site of this scale could also encourage new types of businesses into the parish to help diversify the range of local jobs on offer. The development of the site would need to also deliver a safe crossing over the A420 to serve pedestrians, cyclists and horse</u></p>	

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			<p><u>riders. This is addressed in the first criterion of the policy. There would be an expectation for a pedestrian crossing of the A420 and which would need to be controlled by traffic signals. Such a pedestrian crossing would be required pursuant to a S278 agreement upon a planning application. Any development on the site would need to be sensitively designed so as to be hidden within the landscape, and as it is designated as a Site of Special Scientific Interest (SSSI). It could only proceed following completion of a geological assessment in consultation with Natural England.</u></p> <p><u>Any future proposals for employment development would need to ensure a sensitive relationship between the former quarrying restoration conditions and the scale, nature and the location of any proposed employment development within the site. Policy 4.5B requires that any employment development of the site provides access to visiting members of the public with an interest in its geological importance. This will ensure that the special geological interest is better revealed and provision made for the protection and enhancement of the geodiversity interest of Wicklesham Quarry.</u></p>	
10	Page 30	Policy 4.5C	<p>POLICY 4.5C: LAND NORTH WEST OF GLOUCESTER STREET CAR PARK <u>Land north west of Gloucester Street car park may be appropriate for development for mixed employment (Use Class B1) and retail (Use Class A1) uses.</u></p> <p><u>Proposals for mixed employment (Class B1) and retail (Class A1) development will be supported on land to the north west of the Gloucester Street car park as shown on Figure 8</u></p> <p>Proposals that include retail use must demonstrate no suitable and viable town centre site is available.</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed

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			<p>The development of the site will be contingent upon demonstrating that the proposal can be achieved by:</p> <ul style="list-style-type: none"> i) Avoiding harm to the special character and quality of the Faringdon Conservation Area and the significance of other, nearby, heritage assets and to the amenity of adjoining use; ii) Incorporating appropriate ecological mitigation measures and compensation; iii) Providing an acceptable drainage (surface and foul) solution; and iv) Providing satisfactory access and servicing arrangements (including the provision of high quality pedestrian link(s) to the town centre as required by Policy 4.4D). <p>All proposals should comply with the following criteria:</p> <ul style="list-style-type: none"> • the development should preserve or enhance the character or appearance of the conservation area and the significance of any other heritage assets in the immediate vicinity; and • the development should safeguard the amenities of adjacent land uses; and • the development should incorporate appropriate ecological.....; and • the development should provide an acceptable drainage....; and • The development should provide satisfactory access..... 	
11	Page 50	Policy 4.5D	<p>POLICY 4.5D: WICKLESHAM FARM</p> <p>Limited expansion of the Wicklesham Farm site (Use Class B1) will be permitted supported where this provides for expansion of existing uses and/or meets an identified need for units of this type in order to support the success of this location. Proposals should incorporate retention of the grade II listed barn and granary and conserve or enhance their setting. Proposals should also respect the rural location of the Farm and its relationship to the wider countryside</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed

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12	Page 51	Policy 4.5E	POLICY 4.5E: LAND BEHIND PIONEER ROAD New employment development (Use Class B1) will be permitted <ins>supported</ins> on land behind Pioneer Road, <ins>as shown on Figure 8</ins> . A landscape buffer shall be provided between the site and the housing development to the north at Willes Close, which will be protected as open space.	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed
13	Page 52	Policy 4.5F	POLICY 4.5F: TOWN CENTRE EMPLOYMENT Subject to policies on town centre development, employment development (Use Class B1) will be encouraged <ins>supported</ins> within the town centre, particularly as part of wider mixed developments or in promoting the use of under-used space. Traffic and parking implications will need to be considered in each case and suitable solutions proposed. Contributions towards improving town centre parking will be sought. Proposals should be consistent with the other policies in the Development Plan.	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed
14	Page 64	Policy 4.7A	POLICY 4.7A: MATERIALS AND ROOFSCAPE New buildings should be constructed using sympathetic building materials in keeping with the local character and styles in the town and parish. The roofscape should be designed with careful regard for the potential impacts on the townscape and the surrounding landscape. In the case of residential development, regard must be had to the up-to-date Residential Design Guide SPD produced by the Vale of White Horse District Council.	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed
15	Page 69	Policy 4.7E	POLICY 4.7E: VISUAL IMPACT All alterations or new build of commercial buildings, and especially those that are publicly visible or that form gateways to Faringdon, should be of a scale and form appropriate to their location and landscape setting and will be expected to <ins>should</ins> create a high quality environment combining the best modern design with local influences.	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed

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16	Page 74	Policy 4.9A	<p>POLICY 4.9A: INFANT SCHOOL SITE REDEVELOPMENT</p> <p>Should the Infant School on Canada Lane become vacant, proposals to reuse the existing buildings for community use will be <u>encouraged supported</u>. The site <u>may present presents</u> opportunities for additional low key, sensitively designed, development on that part of the site within the development boundary.</p> <p>All future uses and/or development must pay special regard to the desire to preserve the historic character of the School site and its low density edge of settlement location. <u>Any new development should be complementary to the community use of the principal building</u>. Proposals that enhance the character and setting will be <u>encouraged supported</u>.</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed
17	Page 73 and 74	Policy 4.9A	<p>MODIFY THE END OF THE SEVENTH PARAGRAPH OF TEXT ON P73 TO READ:</p> <p>The strategy is based on converting the current Junior School into a Two Form Entry Primary School and transferring the Infant School to a new site on the other end of the town and expanding it to become a second Two Form Entry Primary School. Secondary provision will also be significantly increased and the aim is to have an Eight Form Entry capacity achieved through a staged build programme. The aim is to <u>increase by half the</u> double-primary provision and increase secondary places by approximately a third over the next 10-15 years.</p> <p>MODIFY THE TEXT AT THE BEGINNING OF P74 TO READ:</p> <p>The recent growth in potential housing developments in the area has led to an extension beyond even the assumptions in the Faringdon Education Strategy 2013. As of early 2014 the picture has moved to the point where there is likely to be a need for a Two Form Entry plus a Three Form Entry Primary School; and a Nine Form Secondary School to take account of housing developments not only in Faringdon but also in other surrounding places, including Shrivenham and Kingston Bagpuize. The recent growth in potential housing developments</p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed

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			<p><u>in the area has led to further thought being given to the need for expanding schools. It may be that they need to expand beyond that identified in the Faringdon Education Strategy 2013, in particular the expansion of the secondary school will need to take into account housing developments not only in Faringdon but also in other surrounding places.</u> The Academy will continue to work with Oxfordshire County Council's education team and the Vale of White Horse planning team to increase the provision of school places. Funding for the increase in school capacity to meet the significant growth in school places is an area of concern. It will require finance from a number of sources being made available, including developer Section 106 contributions, OCC basic needs funding and central Department of Education grants through the EFA (Education Funding Agency).</p>	
18	Page 84	Policy 4.10D	<p>POLICY 4.10D: LOCAL GREEN SPACE DESIGNATION</p> <p>To ensure local green spaces are protected and enhanced. The areas listed below and defined in the Appendix to the Neighbourhood Plan are designated as local green spaces: <u>The following areas are designated as local green spaces:</u></p> <ul style="list-style-type: none"> a. Tucker Park (see Figure TP1) b. Oakwood Park (see Figure OP1) c. Pitts Park (see Figure PP1) d. Town Park (see Figure ToP1) e. Faringdon Folly Circular Woodland (see Figure FW1) f. Faringdon Country Park and Adjacent Sports Pitches (see Figure CP1) g. The Site Known as Humpty Hill: (see Figure HH1) h. Marlborough Gardens Play Area (see Figure MG1) i. Coleshill Drive Play Area and Open Space and Adjacent Woodland (see Figure CD1) 	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed

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			<p>j. Volunteer Way Play Area and Open Space (see Figure VW1) k. Folly Park View Play Area (see Figure FP1)</p> <p><u>Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.</u></p>	
19		Policy 4.10	<p><u>Incorporate the various detailed maps into a single appendix</u></p>	To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed