

Vale of White Horse Local Plan 2031 Part 1

Examination in Public Stage 2

Statement of Common Ground

Between

Vale of White Horse District Council,

Wantage and Grove Campaign Group,

Campaign to Protect Rural England, and

East Hendred Parish Council

with respect to the

Monitoring Framework

April 2016

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Vale of White Horse District Council, Wantage and Grove Campaign Group (WAGCG), Campaign to Protect Rural England (CPRE), East Hendred Parish Council (EHPC) and Bidwells here after known as “the parties”.
- 1.2 This SoCG identifies the matters agreed and not agreed by the parties, and is produced at the request of the Inspector, made on Friday 19 February during the hearing of Matter 13: Viability, Delivery, Monitoring and Contingency.
- 1.3 This SoCG relates to the monitoring of the Local Plan policies as identified within the Monitoring and Implementation Framework at Appendix H of the Local Plan Part 1.

2. Background / Context

The Monitoring and Implementation Framework includes a number of indicators, targets and actions to monitor the delivery of the policies of the Local Plan Part 1, as required through Core Policy CP47: Delivery and Contingency.

At the request of the Inspector, the Council have reviewed the Monitoring and Implementation Framework. The Council met with the parties on 8th April 2016 and discussed potential changes to the Framework. Following this, the Council have submitted a revised Framework for the Inspector's consideration.

3. Matters on which the parties agree and disagree

The matters in which the parties agree and disagree is presented within Appendix A. This identifies the indicators, targets and actions in which the individual parties agree and disagree with the Council on.

Appendices B-D provides further detail from the respective parties on those matters they disagree with the Council on.

The Council and CPRE could not find any common ground for the monitoring of Local Plan policies as set out in the Monitoring and Implementation Framework. It is the Council's understanding that CPRE will be taking up the Inspector offer to submit a separate communication on the framework.



Julie Maberley
Wantage and Grove Campaign Group
Signed by: Julie Maberley

Appendix A: Agreement and Disagreement on Monitoring Framework

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
CP1: Presumption of Sustainable Development	Covered by all other indicators within the Framework		WAGCG EHPC	Covered by all other targets within the Framework		WAGCG EHPC	Covered by all other actions within the Framework		WAGCG EHPC
CP2: Cooperation on Unmet Need for Oxfordshire	Extent of progress of LPP2 or if more appropriate the full or focused partial review of the Local Plan in accordance with CP2 and the Local Development Scheme.	WAGCG EHPC		To progress LPP2 or if more appropriate the full or focused partial review of the Local Plan in accordance with CP2 and the Local Development Scheme.	WAGCG EHPC		Consider committing further resource to the progression of the relevant DPD.	WAGCG EHPC	
CP3: Settlement Hierarchy	Covered by indicators for Policies CP4, CP6, CP8, CP15, CP20, CP27, CP28, CP30, CP31, CP32		WAGCG EHPC	Covered by targets for Policies CP4, CP6, CP8, CP15, CP20, CP27, CP28, CP30, CP31, CP32		WAGCG EHPC	Covered by actions for Policies CP4, CP6, CP8, CP15, CP20, CP27, CP28, CP30, CP31, CP32		WAGCG EHPC
CP4 Meeting our Housing Needs.	Number of dwellings permitted and completed by Sub Area and strategic allocation.	WAGCG EHPC		To deliver the amount of dwellings planned for in each Sub Area over the plan period.	WAGCG EHPC		Undertake measures set out in CP47		WAGCG EHPC
	Housing Trajectory showing: i. Annual dwelling completions, ii. Annual average no. of additional dwellings required to meet housing targets.	WAGCG EHPC		To deliver 20,560 dwellings over the plan period based on 1,028 dwellings per annum.	WAGCG EHPC				WAGCG EHPC
	Number of dwellings allocated through Local Plan Part 2 and Neighbourhood Plans	WAGCG EHPC		Neighbourhood Plans and Local Plan Part 2 to cumulatively allocate 1,000 dwellings over the plan period.	WAGCG EHPC				WAGCG EHPC
	Amount of land available that contributes to the 5-year housing land supply in both supply areas	WAGCG EHPC		To provide a 5-year housing land supply of deliverable sites based on Liverpool methodology for the ring fence supply area and Sedgfield methodology for rest of district supply area.	WAGCG EHPC				WAGCG EHPC
CP5: Housing Supply Ring-Fence	Housing Trajectory showing for the ring fence area and the rest of district area: i. Annual dwelling completions, ii. Annual average no. of additional dwellings required to meet housing targets.	WAGCG EHPC		To provide 11,850 dwellings in the ring fence area over the plan period based on 593 dwellings per annum.	WAGCG EHPC		Undertake measures set out in CP47		WAGCG EHPC
	Amount of land available that contributes to the 5-year housing land supply in both supply areas	WAGCG EHPC		To provide a 5-year housing land supply of deliverable sites based on Liverpool methodology for the ring fence supply area and Sedgfield methodology for rest of district supply area.	WAGCG EHPC				WAGCG EHPC
	Jobs Growth	WAGCG EHPC		To provide for 15,850 jobs in the ring fence area over the plan period.	WAGCG EHPC				WAGCG EHPC

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
CP6: Meeting Business and Employment Needs	Quantum of land permitted and completed for employment by strategic site and allocation.	WAGCG EHPC		To deliver 218 hectares of employment land over the plan period.		WAGCG* EHPC	Liaise with Economic Development Team and stakeholders to establish challenges around delivery of employment. Investigate appropriate mechanisms to accelerate delivery e.g. LDO or additional land		WAGCG EHPC
	Jobs Growth	WAGCG EHPC		To provide for 23,000 jobs over the plan period.		WAGCG* EHPC			WAGCG EHPC
	Business Counts	WAGCG EHPC		Increase in Businesses		WAGCG* EHPC			WAGCG EHPC
CP7: Providing Supporting Infrastructure and Services.	Progress of essential strategic infrastructure items	WAGCG EHPC		To deliver strategic infrastructure items in accordance with the timeframes identified within the Infrastructure Delivery Plan.		WAGCG* EHPC	Liaise with infrastructure providers and other stakeholders to establish challenges around delivery. Investigate appropriate mechanisms to accelerate delivery e.g. funding. Review and update Infrastructure Delivery Plan		WAGCG EHPC
	Progress of other strategic infrastructure items	WAGCG EHPC				WAGCG* EHPC			WAGCG EHPC
	Funding and monies received and spent.	WAGCG EHPC		To progress the funding and expenditure of monies including S106 and CIL received in a timely manner to support new development as set out in the plan.		WAGCG* EHPC			WAGCG EHPC
CP8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area.	Number of dwellings permitted and completed by location and strategic allocation.	WAGCG EHPC		To permit and deliver the amount of dwellings planned for the Sub Area.		WAGCG* EHPC	Undertake measures set out in CP47		WAGCG EHPC
	Quantum of land and use permitted for employment at strategic sites and allocations.	WAGCG EHPC		To permit and deliver 3.20 net hectares of employment land as planned for the Sub Area.	WAGCG EHPC				WAGCG EHPC
CP9: Harcourt Hill Campus	Progress of masterplan for Harcourt Hill Campus Site	WAGCG EHPC		To agree a masterplan for Harcourt Hill Campus site which guides any subsequent planning application.	WAGCG EHPC		Liaise with stakeholders to establish challenges around developing a masterplan. Consider prioritising resource to progress masterplan.	WAGCG EHPC	
CP10: Abbey Shopping Centre and the Charter, Abingdon-on-Thames	Status and type of planning permissions granted at Abbey Shopping Centre and the Charter Area.		WAGCG* EHPC	To permit and deliver planning permissions that provide a redevelopment scheme for the Abbey Shopping Centre and Charter Area that accords with the policy.		WAGCG EHPC	Liaise with stakeholders to establish challenges around delivery of A1 uses. Investigate mechanisms to accelerate A1 uses.		WAGCG EHPC
CP11: Botley Central Area	Status and type of planning permissions granted at Botley Central Area		WAGCG* EHPC	To permit and deliver planning permissions that provide a redevelopment scheme for the Botley Central Area that accords with the policy.		WAGCG EHPC	Liaise with stakeholders to establish challenges around delivery of A1 uses as part of a wider scheme. Consider whether Botley SPD requires reviewing and/or updating.		WAGCG EHPC

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
CP12: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area	Status and type of planning permissions on land safeguarded.	WAGCG EHPC		To ensure all relevant planning permissions are only granted in accordance with the policy.	WAGCG EHPC		Liaise with County to review permissions granted and impact on the delivery of the scheme/s.		WAGCG EHPC
CP13: The Oxford Green Belt	Status and type of planning permissions granted within the Green Belt.	WAGCG EHPC		To ensure all relevant planning permissions are only granted in accordance with the policy.	WAGCG EHPC		Review permissions granted and consider appropriate action.		WAGCG EHPC
CP14: Upper Thames Reservoir	Status and type of planning permissions granted on land safeguarded.	WAGCG EHPC		To ensure all planning permissions are only granted in accordance with the policy.	WAGCG EHPC		Liaise with Thames Water to review permissions granted and impact on the delivery of the reservoir.		WAGCG EHPC
CP15: Spatial Strategy for South East Sub-Area.	Number of dwellings permitted and completed by location and strategic allocations.	WAGCG EHPC		To permit and deliver the amount of dwellings planned for the Sub Area.		WAGCG* EHPC	Undertake measures set out in CP47		WAGCG EHPC
	Quantum of land and use permitted for employment at strategic sites and allocations.	WAGCG EHPC		To permit and deliver 208 net hectares of employment land as planned for the Sub Area.	WAGCG EHPC				WAGCG EHPC
CP16: Didcot A Power Station	Status, type and amount of land permitted at Didcot A	WAGCG EHPC		To permit and deliver planning permissions that provide a mixed use development including 29 hectares for employment uses.	WAGCG EHPC		Liaise with stakeholders to establish challenges around delivery. Covered by action for CP18.		WAGCG EHPC
	Status and use of planning permissions on land safeguarded for the Science Bridge and A4130 re-routing.	WAGCG EHPC		To ensure all planning permissions are only granted in accordance with the policy.	WAGCG EHPC				WAGCG EHPC
CP17: Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area.	Progress of the infrastructure as identified within the Infrastructure Delivery Plan.	WAGCG EHPC		To deliver infrastructure items in accordance with the timeframes identified within the Infrastructure Delivery Plan.	WAGCG EHPC		Liaise with County and other stakeholders to establish challenges around delivery. Investigate appropriate mechanisms to accelerate delivery of transport schemes. Review and update Infrastructure Delivery Plan		WAGCG EHPC
	Funding and monies received and disbursed.	WAGCG EHPC		To progress the funding and expenditure of monies including S106 and CIL monies received in a timely manner to support delivery of infrastructure items set out in the policy.		WAGCG* EHPC			WAGCG EHPC
CP18: Safeguarding of land for Transport Schemes in the South East Vale Sub-Area.	Status and use of planning permissions on land safeguarded.	WAGCG EHPC		To ensure all planning permissions are only granted in accordance with the policy.	WAGCG EHPC		Liaise with County to review permissions granted and impact on the delivery of the scheme/s.		WAGCG EHPC
	Progress of the Re-opening of Grove Railway Station	WAGCG		To maintain commitment to progress re-opening of the Railway Station.	WAGCG		Liaise with County and other stakeholders to progress delivery.		WAGCG

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
CP19: Re-opening of Grove Railway Station.		EHPC			EHPC				EHPC
	Status and use of planning permissions on land safeguarded.	WAGCG EHPC		To ensure all planning permissions are only granted in accordance with the policy.	WAGCG EHPC				WAGCG EHPC
CP20: Spatial Strategy for Western Vale Sub-Area.	Number of dwellings permitted and completed by location and strategic allocations.	WAGCG EHPC		To permit and deliver the amount of dwellings planned for the Sub Area. .		WAGCG* EHPC	Undertake measures set out in CP47		WAGCG EHPC
	Quantum of land and uses permitted for employment at strategic sites and allocations.	WAGCG EHPC		To permit and deliver 7.38 net hectares of employment land as planned for the Sub Area.	WAGCG EHPC				WAGCG EHPC
CP21: Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area.	Status and use of planning permissions on land safeguarded.	WAGCG EHPC		To ensure all planning permissions are only granted in accordance with the policy.	WAGCG EHPC		Liaise with County to review permissions granted and impact on the delivery of the scheme/s.		WAGCG EHPC
CP22: Housing Mix	Average housing mix of planning permissions ¹		WAGCG* EHPC	To ensure the cumulative delivery of planning permissions for housing developments provides a housing mix that accords with the SHMA.		WAGCG* EHPC	Liaise with Housing Team to review and consider delivery of housing mix. Consider undertaking a revised assessment of housing mix		WAGCG EHPC
CP23: Housing Density	Average density of housing planning permissions ²		WAGCG* EHPC	To ensure the cumulative delivery of planning permissions for housing developments provides an average density that accords with the policy.		WAGCG* EHPC	Liaise with Development Management and Urban Design to review and consider delivery of housing density.		WAGCG EHPC
CP24: Affordable Housing	Percentage of affordable housing provided on sites of more than 3 dwellings or larger than 0.1ha	WAGCG EHPC		To ensure all planning permissions for housing sites of 3 or more dwellings or sites larger than 0.1 ha to provide 35% affordable housing or in accordance with the policy.		WAGCG* EHPC	Liaise with Housing Team to review and accelerate delivery of affordable housing.		WAGCG EHPC
	Tenure split	WAGCG EHPC		To provide for around a 75:25 split between rented and intermediate housing tenures of affordable housing.	WAGCG EHPC				WAGCG EHPC
CP25: Rural Exception Sites	Status of permissions granted for rural exceptions sites.	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the Policy.	WAGCG EHPC		Liaise with Housing Team to review the need and accelerate delivery of schemes.		WAGCG EHPC
CP26: Accommodating Current and Future	Amount and type of housing designed for older people permitted as part of strategic allocations and within the district.	WAGCG EHPC		To increase the delivery of housing designed for older people and ensure all planning permission are granted in accordance with the policy.		WAGCG* EHPC	Liaise with Housing Team to review the need and accelerate delivery of housing for the ageing population.		WAGCG EHPC

¹ Illustrate data by sub area

² Illustrate data by sub area

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
Needs of the Ageing Population									
CP27: Meeting the housing needs of Gypsies, Travellers and Travelling Show People.	Net additional pitches and sites for gypsy and travellers.	WAGCG EHPC		To deliver 13 gypsy and traveller pitches (net) over the plan period.	WAGCG EHPC		Liaise with the gypsy and travelling community to establish challenges around providing and delivering additional pitches.		WAGCG EHPC
	Five year supply of pitches	WAGCG EHPC		To maintain a five year supply of pitches ³ .	WAGCG EHPC			WAGCG EHPC	
CP28: New Employment Development on Unallocated Sites.	Status and type of permissions granted for B uses on unallocated sites.	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the policy.	WAGCG EHPC		Liaise with stakeholders to establish challenges around delivery. Investigate appropriate mechanisms to accelerate delivery e.g. additional land		WAGCG EHPC
CP29: Change of Use of Existing Employment Land and Premises.	Quantum of land permitted and completed for employment by strategic site.	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the policy.	WAGCG EHPC		Liaise with stakeholders to establish challenges around delivery. Investigate appropriate mechanisms to accelerate delivery e.g. LDO or additional land		WAGCG EHPC
	Status and use of permissions for the change of use of existing employment sites (that are not strategic) for non-employment uses granted.			To ensure all planning permissions are granted in accordance with the policy	WAGCG EHPC			WAGCG EHPC	
CP30: Further and Higher Education	Progress of further and higher education facilities.	WAGCG EHPC		To ensure delivery of further and higher education in accordance with the Infrastructure Delivery Plan.	WAGCG EHPC		Liaise with County and stakeholders to review and accelerate delivery through appropriate mechanisms.		WAGCG EHPC
CP31: Development to Support the Visitor Economy	Status and type of permissions granted for visitor economic developments.	WAGCG EHPC		To deliver a net increase in development for visitor economy over the plan period in accordance with the policy.	WAGCG EHPC		Liaise with Economic Development and Leisure Teams to review the need and aspiration for visitor economy.		WAGCG EHPC
CP32: Retailing and Other Town Centre Uses.	Status, type and amount of floorspace granted for retail by location.	WAGCG EHPC		To deliver a net increase in retail development over the plan period in accordance with the policy	WAGCG EHPC		Liaise with stakeholders to establish challenges around delivery. Investigate appropriate mechanisms to accelerate delivery e.g. allocate land.		WAGCG EHPC
	Number of permissions granted for retail developments over 1,000m ² (Abingdon-on-Thames and Wantage) and 500m ² (elsewhere in the District) accompanied by a Retail Impact Assessment.	WAGCG EHPC		To ensure all planning permissions granted for retail development over 1,000m ² or 500m ² in appropriate locations to be accompanied by a comprehensive Retail Impact Assessment.	WAGCG EHPC			WAGCG EHPC	
CP33: Promoting Sustainable Transport and Accessibility.	Average Journey times ⁴	WAGCG EHPC		To ensure journey times do not significantly ⁵ increase based on trend analysis	WAGCG EHPC		Liaise with County on delivery of transport schemes to mitigate increases in congestion, and		WAGCG EHPC

³ As of April 2016, the five year supply target is approximately 3.25 pitches.

⁴ On those areas that are monitored by the Highways Authority.

⁵ Assessed on an individual area basis.

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
	Monitoring of Travel Plans for developments over 80 dwellings.	WAGCG EHPC		To ensure developments meet sustainable travel targets in Travel Plans	WAGCG EHPC		promote sustainable transport measures.		WAGCG EHPC
	Progress of transport schemes.	WAGCG EHPC		To help progress of transport schemes in a timely manner to support delivery of new development in accordance with the Infrastructure Delivery Plan.		WAGCG* EHPC			WAGCG EHPC
	To monitor designated quality Air Quality Management Areas.	WAGCG EHPC		To ensure development supports improvements to air quality and meets the AQMA's standards	WAGCG EHPC				WAGCG EHPC
	Number of road accidents casualties ⁶	WAGCG EHPC		To ensure development supports improvements to road safety	WAGCG EHPC				WAGCG EHPC
CP34: A34 Strategy	Progress of a Route Based Strategy for the A34.	WAGCG EHPC		To progress the Route Based Strategy for the A34 in a timely manner, in association with the Oxford to Cambridge Infrastructure Review.	WAGCG EHPC		Liaise with County and Highways England over challenges of delivering the strategy and framework. Consider prioritising resource to accelerate progress.		WAGCG EHPC
	Progress of air quality monitoring framework for the A34.	WAGCG EHPC		To help progress, in a timely manner, the Air Quality Monitoring Framework associated with the A34	WAGCG EHPC				WAGCG EHPC
CP35: Promoting Public Transport, Cycling and Walking.	Level of cycle movements ⁷		WAGCG* EHPC	To increase the proportion of journeys undertaken by cycling locally.	WAGCG EHPC		Liaise with County on delivery of cycle schemes, and funding secured for sustainable transport measures		WAGCG EHPC
	New cycle schemes	WAGCG EHPC		To help facilitate the delivery of new cycle schemes	WAGCG EHPC				WAGCG EHPC
	Bus patronage ⁸		WAGCG* EHPC	To increase the proportion of journeys undertaken by in buses locally.		WAGCG*			WAGCG EHPC
	Funding secured for sustainable transport schemes	WAGCG EHPC		To help secure funding to deliver sustainable transport schemes in accordance with the Infrastructure Delivery Plan.		WAGCG* EHPC			WAGCG EHPC
	Monitoring of Travel Plans for developments over 80 dwellings.	WAGCG EHPC		To ensure developments meet sustainable travel targets identified in Travel Plans	WAGCG EHPC				WAGCG EHPC
	Number of permission granted for major development supported by a Transport Assessment and Travel Plan	WAGCG EHPC		To ensure all planning permissions granted for major development to be accompanied by a Transport Assessment and Travel Plan.	WAGCG EHPC				WAGCG EHPC

⁶ On a County-wide basis

⁷ On those routes that are monitored by the Highways Authority

⁸ On a County-wide basis

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree	
CP36: Electronic Communications	Compliance with Building Regulations	WAGCG EHPC		To ensure delivery of dwellings is in compliance with Building Regulations.		WAGCG* EHPC	Enforcement of Regulations.	WAGCG EHPC		
CP37: Design and Local Distinctiveness	Number of planning permissions granted contrary to urban design officers advice.	WAGCG EHPC		To ensure all relevant planning permissions are granted in accordance with the policy		WAGCG* EHPC	Liaise with Urban Design Team to establish challenges of delivering urban design principles.		WAGCG EHPC	
CP38: Design Strategies for Strategic and Major Development Sites	Number of planning permissions granted for major development contrary to urban design officers advice.	WAGCG EHPC		To ensure all major planning permissions t are granted in accordance with the policy		WAGCG* EHPC	Liaise with Urban Design Team and Development Management to establish challenges of delivering urban design principles and/or to review why masterplans and/or design and access statements are not being submitted.		WAGCG EHPC	
	Number of permissions granted for major development supported by an appropriate masterplan and design and access statement.	WAGCG EHPC		To ensure all major development is accompanied by a masterplan and design and access statement.	WAGCG EHPC					WAGCG EHPC
CP39: The Historic Environment	Number of planning permissions granted contrary to technical advice.	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the policy		WAGCG* EHPC	Liaise with Conservation Team and Historic England to establish challenges of conserving and/or enhancing the historic environment. Prioritise resource/commitment to progressing Conservation Area Character Appraisals and, if required, Heritage Partnership Agreements.		WAGCG EHPC	
	Number of buildings on the 'Heritage at Risk' Register		WAGCG* EHPC	To protect all buildings on the 'Heritage at Risk' Register and facilitate their subsequent removal from the Register.		WAGCG* EHPC			WAGCG EHPC	
	Number of new Conservation Area Character Appraisals.	WAGCG EHPC		To agree a programme of the review and production of Conservation Area Character Appraisals and deliver that agreed programme	WAGCG EHPC					WAGCG EHPC
	Progress of Heritage Partnership Agreements	WAGCG EHPC		To ensure the completion of Heritage Partnership Agreements where appropriate for any listed building on an 'at risk' register.		WAGCG* EHPC				WAGCG EHPC
	Number of historic assets (to be confirmed)	WAGCG EHPC		Maintain number of historic assets (to be confirmed)	WAGCG EHPC					WAGCG EHPC
CP40: Sustainable Design and Construction	Number of permissions granted that incorporate climate change adaptation measures	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the policy.	WAGCG EHPC		Liaise with Development Management and Thames Water to review the challenges of delivering sustainable design and construction measures and water usage target. Consider additional policies as part of Local Plan Part 2.		WAGCG EHPC	
	Number of permissions granted that achieve the water use below 110 litres/person/day	WAGCG EHPC		To ensure all planning permissions to achieve a water use of 110 litres/person/day.		WAGCG* EHPC				WAGCG EHPC
CP41: Renewable Energy	Status and type of permission granted for renewable energy.	WAGCG EHPC		To deliver of schemes for renewable energy in accordance with the policy, thereby contributing to the UK's renewable energy target.	WAGCG EHPC		Review challenges around delivery of schemes.	WAGCG EHPC		

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
CP42: Flood Risk	Number and detail of permissions granted contrary to Environment Agency advice on flooding	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the policy.		WAGCG* EHPC	Liaise with Environment Agency and Development Management to review justification for permitted developments.		WAGCG EHPC
CP43: Natural Resources	Percentage of household waste sent for re-use, recycling or composting.	WAGCG EHPC		To take the opportunities presented by new development to deliver a percentage increase of household waste sent for re-use, recycling or composting	WAGCG EHPC		Liaise with Environmental Health Team, Environment Agency and Development Management to review challenges around delivery of the different criterion of this policy. Consider additional policies as part of Local Plan Part 2.		WAGCG EHPC
	Number of planning permissions granted contrary to Environment Agency advice on water quality grounds	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the policy.		WAGCG* EHPC			WAGCG EHPC
	To monitor designated quality Air Quality Management Areas.	WAGCG EHPC		To ensure all development supports improvements to air quality and meets the AQMA's standards		WAGCG* EHPC			WAGCG EHPC
	Number of permissions granted contrary to technical advice on contaminated land	WAGCG EHPC		To ensure all planning are granted in accordance with the policy.		WAGCG* EHPC			WAGCG EHPC
	Amount and detail of permissions granted on PDL ⁹ .	WAGCG EHPC		To ensure the delivery of development schemes helps to maximise the reuse of PDL ¹⁰ .		WAGCG* EHPC			WAGCG EHPC
	The amount of the best and most versatile agricultural land permissions are granted on for other uses. .	WAGCG EHPC		To ensure no loss of the best and most versatile agricultural land unless in accordance with the policy.	WAGCG EHPC				WAGCG EHPC
CP44: Landscape	Number of permissions granted contrary to technical advice.	WAGCG EHPC		To ensure all planning permissions are only granted in accordance with the policy ¹¹ .		WAGCG* EHPC	Liaise with the Landscape Team and Development Management to establish challenges around the delivery of the policy		WAGCG EHPC
	Status and type of permissions granted in the AONB	WAGCG EHPC				WAGCG* EHPC			WAGCG EHPC
CP45: Green Infrastructure	Permissions granted and completions for change in Green Infrastructure	WAGCG EHPC		To deliver a net gain in green infrastructure.	WAGCG EHPC		Liaise with the Countryside Officer, Landscape Team and Development Management to establish challenges around the delivery of the policy. Consider reviewing and updating Audit.		WAGCG EHPC
	Funding and monies received and spent for Green Infrastructure.	WAGCG EHPC		To progress funding and expenditure monies, including CIL and S106 monies in a timely manner to support delivery of green infrastructure projects set out in the Green Infrastructure Strategy or as otherwise agreed.		WAGCG* EHPC			WAGCG EHPC

⁹ Consider use of the Brownfield Register as an indicator and target (if and when adopted).

¹⁰ Consider use of the Brownfield Register as an indicator and target (if and when adopted).

¹¹ Using technical advice to inform whether the target is being met including from the AONB Board, in line with EU Convention and District Council technical advice

Local Plan Policies	Indicators	Agree	Disagree	Targets	Agree	Disagree	Action	Agree	Disagree
CP46: Conservation and Improvement of Biodiversity	Change in biodiversity area and/or sites.	WAGCG EHPC		To deliver a net gain in biodiversity area.	WAGCG EHPC		Liaise with the Countryside Officer, Landscape Team and Development Management to establish challenges around the delivery of the policy		WAGCG EHPC
	Number of permissions granted contrary to consultee advice on impact on Special Areas of Conservation.	WAGCG EHPC		To ensure all planning permissions are granted in accordance with the policy		WAGCG* EHPC			WAGCG EHPC

Appendix B: Wantage and Grove Campaign Group Suggestions

Local Plan Policies	Indicators	Targets	Actions
CP1: Presumption of Sustainable Development	Ensure that all development is sustainable (i.e. supported by jobs and appropriate infrastructure as required by the NPPF "Transport infrastructure shall be developed in parallel with Housing Developments, and NOT retro- fitted after completion of the developments" and school places, medical facilities and leisure facilities are available to meet the needs of new and existing residents)	<p>To ensure that jobs growth is in line with housing growth.</p> <p>To ensure that transport infrastructure, school places, medical facilities and leisure facilities are available to meet the needs of new and existing residents.</p>	<p>If growth in homes is out-pacing net growth in jobs, then work with Vale4business, chambers of commerce, and LEP to develop a plan to increase the number of jobs created and review the housing mix and objectively assessed need to ensure that housing meets the needs of local employees not long distance commuters who will increase our carbon footprint. If net growth in jobs is out-pacing growth in dwellings, review the housing mix and objectively assessed need to ensure that housing meets the needs of local employees (may be necessary to increase the % of affordable and starter homes to create housing matching salary ranges of new jobs). If increases in infrastructure are not in line with housing development, work with suppliers to increase the speed of infrastructure development and reduce the speed of development until infrastructure is available.</p>
CP2: Cooperation on Unmet Need for Oxfordshire			CP2 – we agreed not to review as the Council are going to suggest modifications to this policy.
CP3: Settlement Hierarchy	Ratios of number of dwellings completed by sub-area and by settlement type	To deliver the number of dwellings in ratio to the policy by settlement type and sub-area	If the ratio of dwellings permitted by settlement type and sub-area is not in line with policy then amend approvals to bring the permissions and completions back in line with policy or complete a review of the plan.
CP4 Meeting our Housing Needs.			If the number of dwellings permitted is greater than those in the Sub Area Tables in the policy then no further major permissions will be allowed in the Sub Area without a review of the Plan

Local Plan Policies	Indicators	Targets	Actions
			If the number of dwellings completed does not reflect the annual average number of dwellings required then a review of the SHMA/Plan should be performed to ensure that the objectively assessed need is appropriate.
			When a total of 1,000 dwellings in addition to those in Part 1 have been permitted or allocated then then no further major permissions will be allowed without a review of the Plan
			If the supply of deliverable sites does not meet the 5-year housing land supply and allocated sites are not coming forward then a review of the SHMA/Plan should be performed to ensure that the objectively assessed need is appropriate.
CP5: Housing Supply Ring-Fence			If the supply of deliverable sites does not meet the 5-year housing land supply and allocated sites are not coming forward then a review of the SHMA/Plan should be performed to ensure that the objectively assessed need is appropriate.
			If the supply of deliverable sites does not meet the 5-year housing land supply and allocated sites are not coming forward then a review of the SHMA/Plan should be performed to ensure that the objectively assessed need is appropriate.
			If the number of jobs provided is not in line with the annual dwellings completions then a review of the SHMA/Plan should be performed to ensure that the objectively assessed need is appropriate.

Local Plan Policies	Indicators	Targets	Actions
CP6: Meeting Business and Employment Needs		Delivery of 218 hectares of net employment land over the plan period.	If the amount of net employment land delivered with sufficient job density is not in line with the annual dwellings completions then a review of the SHMA/Plan should be performed to ensure that the number of jobs and therefore the objectively assessed need is appropriate
		Provide 23,000 jobs over the Plan period in line with the growth in completion of dwellings	If the number of jobs provided is not in line with the annual dwellings completions then a review of the SHMA/Plan should be performed to ensure that the objectively assessed need is appropriate.
		Net increase in Businesses	If the number of businesses is not growing then a review of the SHMA/Plan should be performed to ensure that the growth in jobs and therefore the objectively assessed need is appropriate
CP7: Providing Supporting Infrastructure and Services.		Delivery of strategic infrastructure items in accordance with the housing delivery figures in the relevant area as indicated in Infrastructure Delivery Plan (thus including infrastructure delivery for windfall developments).	If critical infrastructure as defined in the Infrastructure Delivery Plan is not delivered in line with the completions on strategic sites then either completions will be halted or enforcement actions will be taken to ensure delivery of the infrastructure is achieved.
			Where windfall or other housing allocations bring forward the requirements for infrastructure ahead of that shown in the IDP then funding will be obtained to accelerate delivery or completions will be halted until essential infrastructure (roads, schools, health facilities, green infrastructure and public transport) is in place to ensure sustainable development.

Local Plan Policies	Indicators	Targets	Actions
		Progress of funding and monies received and spent in line with development.	Where progress of funding and investment on infrastructure is not progressing in line with development enforcement actions will be taken to ensure delivery of the infrastructure is achieved.
CP8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area.		Permitted and completed dwellings in accordance with the Tables in the Policy.	Perform Actions in CP4
			Perform Actions in CP6
CP9: Harcourt Hill Campus			CP9 – The Council are in discussion with Oxford Brookes regarding Harcourt Hill Campus and there is no defined timeframe to develop the masterplan therefore no date has been added
CP10: Abbey Shopping Centre and the Charter, Abingdon-on-Thames	Status and type of permissions granted at Abbey Shopping Centre and the Charter Area (by floor space).	Floorspace to be mainly (over 60%) retail uses at ground floor level.	<i>We would prefer this to be over 80% retail (A1) and café/ restaurant (A3) uses, but this would need discussion with Abingdon Town Council.</i>
CP11: Botley Central Area	Status and type of permissions granted at Botley Central Area (by floor space)	Floorspace to be mainly (over 60%) retail uses at ground floor level.	<i>We would prefer this to be over 80% retail (A1) and café/ restaurant (A3) uses, but this would need discussion with Botley Council.</i>
CP12: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which impacts the delivery of the scheme then a review of the SHMA/Plan should be performed to ensure that the

Local Plan Policies	Indicators	Targets	Actions
Thames and Oxford Fringe Sub-Area			jobs and housing can still be delivered given the impact identified.
CP13: The Oxford Green Belt			Ensure that Development Management only recommend approval of development in accordance with the policy
CP14: Upper Thames Reservoir			Ensure that Development Management only recommend approval of development in accordance with the policy
CP15: Spatial Strategy for South East Sub-Area.		Permitted and completed dwellings in accordance with the Tables in the Policy.	Perform Actions in CP4
			Perform Actions in CP6
CP16: Didcot A Power Station			Perform Actions in CP4 and CP6
			Ensure that Development Management only recommend approval of development in accordance with the policy
CP17: Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area.			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which impacts the delivery of the scheme then a review of the SHMA/Plan should be performed to ensure that the jobs and housing can still be delivered given the impact identified.

Local Plan Policies	Indicators	Targets	Actions
		Progress of funding and monies received and spent in line with development	Where progress of funding and investment on infrastructure is not progressing in line with development enforcement actions will be taken to ensure delivery of the infrastructure is achieved.
CP18: Safeguarding of land for Transport Schemes in the South East Vale Sub-Area.			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which impacts the delivery of the scheme then a review of the SHMA/Plan should be performed to ensure that the jobs and housing can still be delivered given the impact identified.
CP19: Re-opening of Grove Railway Station.			If the re-opening of Grove Railway Station is no longer part of the plans for the rail Network in the foreseeable future then a review of the SHMA/Plan should be performed to ensure that the jobs and housing can still be delivered and how alternative public transport and road improvements can be provided to link the South East Vale and the Western Vale villages to employment areas.
			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which impacts the delivery of the scheme then a review of the SHMA/Plan should be performed to ensure that the jobs and housing can still be delivered given the impact identified.
CP20: Spatial Strategy for Western Vale Sub-Area.		Permitted and completed dwellings in accordance with the Tables in the policy.	Perform Actions in CP4

Local Plan Policies	Indicators	Targets	Actions
			Perform Actions in CP6
CP21: Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area.			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which impacts the delivery of the scheme then a review of the SHMA/Plan should be performed to ensure that the jobs and housing can still be delivered given the impact identified.
CP22: Housing Mix	Average housing mix of permissions/ completions ¹²	Average of all permissions/ completions to provide a housing mix in accordance with the SHMA.	If the average housing mix of permissions/ completions is not in accordance with the SHMA then a review of the SHMA/Plan should be performed to ensure that the objectively assessed need is appropriate.
CP23: Housing Density	Average density of housing permissions/ completions ¹³	Average density to be in accordance with the policy.	If the average density of permissions/ completions is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate.
CP24: Affordable Housing		Average of permissions/ completions for sites of 3 or more dwellings or sites larger than 0.1 ha to provide 35% affordable housing.	CP24 – at present, the housing team do not record the data by sub–area thus this is not included in the indicator. If it is considered this data can easily be collated by sub-area in the future, the Council may provide the data in that form.
			If the average of permissions/ completion of affordable housing is not in accordance with the policy then a review of the SHMA/Plan should be performed to

¹² Illustrate data by sub area

¹³ Illustrate data by sub area

Local Plan Policies	Indicators	Targets	Actions
			ensure that the objectively assessed need is appropriate.
CP25: Rural Exception Sites			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate.
CP26: Accommodating Current and Future Needs of the Ageing Population		Increase in housing designed for older people in line with the growth in population of people over 65	If the increase in housing designed for older people is not in line with the growth in population of people over 65 then a review of the SHMA/Plan should be performed to ensure that the policy is appropriate.
CP27: Meeting the housing needs of Gypsies, Travellers and Travelling Show People.			We agree the action proposed is appropriate.
CP28: New Employment Development on Unallocated Sites.			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate.
CP29: Change of Use of Existing Employment Land and Premises.			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate.

Local Plan Policies	Indicators	Targets	Actions
CP30: Further and Higher Education			If the delivery of further and higher education as defined in the Infrastructure Delivery Plan is not delivered in line with the completion of dwellings then either completions will be halted or enforcement actions will be taken to ensure delivery of the infrastructure is achieved.
CP31: Development to Support the Visitor Economy			If development in the visitor economy is not increasing and therefore the increase in jobs is not being supported then a review of the SHMA Plan should be performed to ensure that the increase in jobs and therefore the objectively assessed need is appropriate.
CP32: Retailing and Other Town Centre Uses.			<i>We would prefer this to be an increase in retail (A1) and café/restaurant (A3) uses.</i>
CP33: Promoting Sustainable Transport and Accessibility.			If sustainable transport schemes are not delivered in line with the completion of dwellings then either completions will be halted or enforcement actions will be taken to ensure delivery of the infrastructure is achieved.
		Progress of transport schemes in accordance with the levels of permissions/completions in accordance with the NPPF (updating the infrastructure	

Local Plan Policies	Indicators	Targets	Actions
		delivery plan to reflect windfall development)	
			If AQMA's standards are not met then either completions will be halted or enforcement actions will be taken to ensure standards are achieved.
			If road safety is not maintained/improved then either completions will be halted or enforcement actions will be taken to ensure delivery of the infrastructure is achieved.
CP34: A34 Strategy			If the Route Based Strategy for the A34 is not progressed in a timely manner then either completions will be halted or enforcement actions will be taken to ensure transport strategies are achieved.
			If AQMA's standards are not met then either completions will be halted or enforcement actions will be taken to ensure standards are achieved.
CP35: Promoting Public Transport, Cycling and Walking.	<p>We are not satisfied that county-wide monitoring of cycle movements is sufficient and would ask that some monitoring is put in place to measure the level of cycling on key routes in the Vale.</p>		If sustainable transport schemes are not delivered in line with the completion of dwellings then either completions will be halted or enforcement actions will be taken to ensure delivery of the infrastructure is achieved.

Local Plan Policies	Indicators	Targets	Actions
	<p>We are not satisfied that county-wide monitoring of bus patronage is sufficient and would ask that the council liaise with the bus companies to obtain information to enable this to be monitored given that this is the primary public</p>	<p>To increase the proportion of journeys undertaken by bus locally.</p>	
		<p>Funding secured and schemes delivered in accordance with the Infrastructure Delivery Plan.</p>	<p>If sustainable transport schemes are not delivered in line with the completion of dwellings then either completions will be halted or enforcement actions will be taken to ensure delivery of the infrastructure is achieved.</p>
			<p>If sustainable travel targets are not met then enforcement actions will be taken to ensure delivery of the targets are achieved.</p>
			<p>Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate.</p>
<p>CP36: Electronic Communications</p>		<p>All dwellings to be in compliance with Building Regulations.</p>	

Local Plan Policies	Indicators	Targets	Actions
CP37: Design and Local Distinctiveness		All development to be granted in accordance with urban design officer's advice.	Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan and/or design standards should be performed to ensure that the policy is appropriate.
CP38: Design Strategies for Strategic and Major Development Sites		All major development to be granted in accordance with urban design officer's advice.	Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan and/or design standards should be performed to ensure that the policy is appropriate.
CP39: The Historic Environment		All permissions to be granted in accordance with technical advice.	Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan and/or design standards should be performed to ensure that the policy is appropriate.
	Number and status of buildings on the 'Heritage at Risk' Register	Protection of buildings on the 'Heritage at Risk' Register and subsequent improvement sufficient to require their removal from the Register.	
			Ensure that all conservation area character appraisals are reviewed or produced within the plan period

Local Plan Policies	Indicators	Targets	Actions
		To ensure the completion of Heritage Partnership Agreements.	Prioritise resource/commitment to progressing Heritage Partnership Agreements.
			Take enforcement action against any owner failing to meet conditions.
CP40: Sustainable Design and Construction			Take enforcement action against any developer failing to meet the policy.
		To ensure all planning permissions achieve a water use of no more than 110 litres/person/day.	Take enforcement action against any developer failing to meet the policy.
CP41: Renewable Energy			
CP42: Flood Risk		All permissions to be granted in accordance with technical advice on flood risk.	Where developments increase the flood risk to other areas, enforcement action should be taken to ensure that the situation is remedied.
CP43: Natural Resources		Percentage increase of household waste sent for re-use, recycling or composting	Strengthen procedures to ensure compliance with the policy.
		All permissions to be granted in accordance with technical advice on water quality	Where developments adversely impact on water quality, enforcement action should be taken to ensure that the situation is remedied.
			Where developments adversely impact on air quality, enforcement action should be taken to ensure that the situation is remedied.

Local Plan Policies	Indicators	Targets	Actions
		All permissions to be granted in accordance with technical advice on contaminated land	Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate. In the meantime strengthen procedures to ensure compliance with the policy.
		Delivery of schemes to maximise PDL ¹⁴ .	
			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate.
CP44: Landscape		All permissions to only be granted in accordance with technical advice ¹⁵ and in accordance with the policy.	Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan should be performed to ensure that the policy is appropriate.
CP45: Green Infrastructure			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the

¹⁴ Consider use of the Brownfield Register as an indicator and target (if and when adopted).

¹⁵ Technical advice includes AONB Board, in line with EU Convention and District Council technical advice

Local Plan Policies	Indicators	Targets	Actions
			Plan and/or design standards should be performed to ensure that the policy is appropriate.
		Funding and monies received and spent aligned with delivery of relevant development.	Where progress of funding and investment on Green Infrastructure is not progressing in line with development enforcement actions will be taken to ensure delivery is achieved.
CP46: Conservation and Improvement of Biodiversity			Ensure that Development Management only recommend approval of development in accordance with the policy. Where development is permitted which is not in accordance with the policy then a review of the Plan and/or design standards should be performed to ensure that the policy is appropriate.
		All permissions to be granted in accordance with technical advice regarding impact on SAC unless otherwise permitted by the policy	

Appendix C: East Hendred Parish Council Suggestions

VALE OF WHITE HORSE MONITORING FRAMEWORK - Statement of Common Ground

On behalf of East Hendred Parish Council, I support the Statement of Common Ground prepared by WAGCG.

In addition, I seek the following statement under Policy CP1.

PROPOSED MONITORING UNDER POLICY CP1 SOUGHT BY EAST HENDRED PARISH COUNCIL.

The Annual Implementation Trajectory will set interim and end of plan period targets for:

- i) Net additional jobs
- ii) Net dwelling completions
- iii) Infrastructure requirements for each development, and each Sub-area.

An Annual Monitoring Report will publish the best available information on jobs/new dwellings/infrastructure annually.

The extent to which the targets for net new jobs/new dwellings, and new infrastructure are being met, will be assessed.

Steps, set out in the Monitoring Policy, will be taken to ensure a balance in the growth of net new jobs, of net new dwellings, and of new infrastructure, in line with the Annual Implementation Trajectory, in order to achieve a Sustainable Development Strategy.

A deviation of plus or minus 20% between the interim targets for net new jobs, new dwellings, and infrastructure, will trigger steps required by make a significant difference towards restoring the balance between net new jobs, new dwellings and new infrastructure set out in the Annual Implementation Trajectory.

Roger Turnbull, East Hendred Parish Council.

Appendix D: Bidwell's response on behalf of Redrow Homes

Your ref:
Our ref:
dd: 01908 206755
df: e:
Date: eleanor.gingell@bidwells.co.uk
21 April 2016



Mr Malcom Rivett
c/o Mr Ian Kemp
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Dear Mr Rivett

**Vale of White Horse- Local Plan Examination
Proposed Statement of Common Ground for Matter 13: Viability,
Delivery, Monitoring and Contingency
Response on behalf of Redrow Homes South Midlands representor 723103**

Thank you for providing the opportunity to work proactively with the Vale of White Horse District Council on matters relating to the Monitoring Framework following the close of hearing sessions on the 19th February 2016. At this session, Bidwells as the representative of Redrow Homes South Midlands (RHSM), were invited alongside other participants to work with the Vale of White Horse to seek to resolve outstanding matters of disagreement.

As you are aware, our objections were somewhat different from the other parties and, as such it is not considered fitting for us to enter into the formal Statement of Common Ground. However, I hope that this letter is of assistance in outlining the contributions made to help address our objections in a constructive manner.

Due to timing, I was unable to attend the meeting held at the VoWH offices. However, I held various telephone discussions with Officers from the Vale principally in respect of the Actions and Triggers contained within the Framework. To support the district further I provided an example of a monitoring framework from an adopted plan, which I would consider to form 'good practice' in terms of covering contingency options and thresholds under which a review policy would be triggered. This information was shared with the parties able to attend the meeting to help provide them with an example of a monitoring framework for a strategic planning document that has been found 'Sound'.

I received a copy of the revised monitoring framework on the 14th April 2016. Whilst I believe it would be preferable to incorporate thresholds to trigger policy 47 e.g. if housing delivery falls below a specified level across consecutive years, we are in broad agreement with the changes proposed. This does not prejudice our position in respect of reviewing the modifications as a whole.

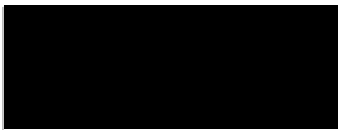
**Vale of White Horse- Local Plan Examination
Proposed Statement of Common Ground for Matter 13:
Viability, Delivery,
Monitoring and Contingency
Response on behalf of Redrow Homes South
Midlands representor 723103**



21 April 2016
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On behalf of my client, I would once again like to thank you for allowing us the opportunity to work proactively with the Vale of White Horse to resolve our outstanding objections.

Yours sincerely



Eleanor L. Gingell
Principal Planner