

VALE OF WHITE HORSE LOCAL PLAN 2031 PART 1:

SUMMARY OF INFORMAL COMMENTARY THAT HAS TAKEN PLACE BETWEEN VOWH AND MR RIVETT (PLANNING INSPECTOR) CONCERNING PROPOSED MAIN MODIFICATIONS FOR THE VALE OF WHITE HORSE LOCAL PLAN 2031: PART 1

JULY 2016

Please note that all items listed in this table are Main Modifications and correspond to the Main Modifications Schedule. This table is published for information only and does not form part of the modifications consultation.

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
MM1	Chapter 1	Description of the role of LPP2	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM2	Chapter 1	Delete reference to AAP	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM3	Chapter 1	Para 1.25 Supporting text – Oxford unmet need	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response

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MM3	Chapter 1	Para 1.26 Supporting text – Oxford unmet need	<p>Original comment dated 7 June:</p> <p>I note that this sentence is challenged by Oxford City Council. Is it actually needed given that Vale intends that the Oct 2016 apportionment of unmet need will form part of the housing requirement figure from, at the latest, two years from adoption of this plan which is likely to be before late 2019.</p> <p>“The actual unmet need figure will only be confirmed following examination of the Oxford City Local Plan Review, which is expected to be completed by late 2019 or beyond”.</p>	<p>Original response dated 20 June:</p> <p>Agree to delete text to improve clarity:</p> <p>“The actual unmet need figure will only be confirmed following examination of the Oxford City Local Plan Review, which is expected to be completed late 2019 or beyond”.</p>
			<p>Updated comment dated 22 June:</p> <p>None</p>	<p>Updated response dated 7 July:</p> <p>No further council response</p>
MM3	Chapter 1	CP2: Cooperation on Unmet Housing Need for Oxfordshire	<p>Original comment dated 7 June:</p> <p>Is this sentence, which is likely to be disputed by some others, needed?</p> <p>“At the time of preparing this local plan the urban capacity of Oxford is as yet unconfirmed”.</p> <p>This paragraph isn't consistent with new para 1.28. It should be revised to be consistent with 1.28.</p> <p>and on Paragraph 1.28:</p> <p>This is in line with what was discussed at the Hearing but the last paragraph of CP2 doesn't seem to be consistent with it.</p>	<p>Original response dated 20 June:</p> <p>Agree to delete sentence to improve clarity:</p> <p>“At the time of preparing this local plan the urban capacity of Oxford is as yet unconfirmed”.</p> <p>Agree to amend last paragraph of CP2 to be consistent with Paragraph 1.28, as follows:</p> <p>“The Council's housing requirement will comprise 20,560 homes plus the AGREED quantum of Oxford's unmet HOUSING need to be ADDRESSED delivered within the Vale of White Horse as tested through the Local Plan Part 2 Process. This Housing requirement will apply ON ADOPTION OF once the Local Plan 2031: Part 2, OR TWO YEARS FROM ADOPTION OF THE LOCAL PLAN 2031: PART 1, WHICHEVER IS EARLIER-is adopted”.</p>

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			<p>Updated comment dated 22 June:</p> <p>Paras 1.25-1.27 (and the penultimate para of policy CP2) appropriately set out the <u>intention</u> to address Oxford's unmet need in the Part 2 plan. It is also appropriate for this policy to make clear what the Vale's housing requirement is for the two years from adoption of the Part 1 plan (whilst the Part 2 is in preparation) and from that point until the Part 2 plan is adopted if it hasn't been so by that date. However, since it's right that the overall housing figure is ultimately tested through the part 2 plan examination it is not appropriate for this policy to state what the housing requirement of the Part 2 plan will be. So I suggest altering the last paragraph of policy CP2 (and para 1.28) as follows:</p> <p>"Whilst the Local Plan 2031: Part 2 is in preparation the Council's housing requirement will be 20,560 homes. However, if the Part 2 plan is not adopted within two years of the adoption of the Local Plan 2031: Part 1 then from that time until the adoption of the Part 2 plan the Council's housing requirement will be 20,560 homes plus the agreed quantum of Oxford's unmet housing need to be addressed within the Vale."</p>	<p>Updated response dated 7 July:</p> <p>Agree to delete sentence to improve clarity:</p> <p>"At the time of preparing this local plan the urban capacity of Oxford is as yet unconfirmed".</p> <p>Agree to delete the last paragraph of CP2 and Para 1.28 and replace it with the following to improve accuracy and clarity:</p> <p>"WHILST THE LOCAL PLAN 2031: PART 2 IS IN PREPARATION THE COUNCIL'S HOUSING REQUIREMENT WILL BE 20,560. HOWEVER, IF THE PART 2 PLAN IS NOT ADOPTED WITHIN TWO YEARS OF THE ADOPTION OF LOCAL PLAN 2031: PART 1 THEN FROM THAT TIME UNTIL THE ADOPTION OF THE PART 2 PLAN THE COUNCIL'S HOUSING REQUIREMENT WILL BE 20,560 PLUS THE AGREED QUANTUM OF OXFORD'S UNMET HOUSING NEED TO BE ADDRESSED WITHIN THE VALE OF WHITE HORSE DISTRICT."</p>
MM4	Chapter 4	CP3: Settlement Hierarchy - Update to correct errors	<p>Original comment dated 7 June:</p> <p>None</p> <p>Updated comment dated 22 June:</p> <p>None</p>	<p>Original response dated 20 June:</p> <p>Agree with Main Modification</p> <p>Updated response dated 7 July:</p> <p>No further council response</p>
MM5	Chapter 4	CP4: Meeting our Housing Needs - Update	<p>Original comment dated 22 June:</p> <p>None</p>	<p>Original response dated 20 June:</p> <p>Agree with Main Modification</p>

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		with site omissions, Textural update regarding development at Smaller Village	Updated comment dated 22 June: Policy CP4 will need modifying to delete the Harwell Campus housing allocations and the East Hanney site.	Updated response dated 7 July: Agree with Main Modification to CP4 to remove the Harwell Campus housing allocations and the East Hanney housing allocation.
MM6	Chapter 4	Para 4.21 and 4.22 Supporting text - Ring Fence	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM6	Chapter 4	CP5: Housing Supply Ring-Fence	Original comment dated 7 June: This policy needs to be significantly revised. Firstly, whilst noting the Council's post hearings statement on the point, I consider that the policy needs to allow some flexibility in its application. For example, it would be completely illogical for housing to be permitted in the part of Steventon south of the railway line but not the part north of it, particularly as the northern part of Steventon is much closer to Harwell Campus and Milton Park than is Wantage or Grove. I suggest wording along the lines of "within, or closely related to, the Science Vale area". Secondly, rather than just mentioning the AONB as a possible constraint the policy should make clear that the ring fence area is only a geographical area, that it does not meet that housing development within any particular part of it would be appropriate and that housing will	Original response dated 20 June: Agree to add flexibility on the application of the boundary and detail on how the ring fence will operate. The words 'Immediately adjacent' will provide additional flexibility whilst maintaining operational clarity, particularly in how the policy will be applied for calculating five year housing land supply. 4.21 The ring-fence area encompasses those sites IN AND SETTLEMENTS THAT ARE WITHIN AND IMMEDIATELY ADJACENT TO the science vale geographical area, as shown on figure 4.3. THE RING FENCE AREA ENCOMPASSES THOSE SITES AND SETTLEMENTS THAT ARE ADJACENT TO ENSURE THE POLICY IS FLEXIBLE IN ITS OPERATION. This area complements the Didcot ring-fence in the adopted South Oxfordshire core strategy, and will support the delivery focus of the emerging joint growth at Science Vale. Growth in both districts will contribute to the shared strategic infrastructure package set out in the Council's Infrastructure Delivery Plan. THE HOUSING SUPPLY CALCULATION WILL BE UNDERTAKEN ON TWO SEPARATE AREAS: THE RING FENCE AREA AS SET OUT IN THIS POLICY AND THE REST OF THE

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
			<p>need to be consistent with other relevant policies of the plan.</p> <p>Finally, in the light of the confusion of representors as to how the policy would operate, it or its supporting text should be revised to explain in more detail how it is intended that the Ring Fence would operate.</p>	<p>DISTRICT, WITH EACH OF THE AREAS HAVING ITS OWN HOUSING TARGET AND MONITORING APPROACH. THE RESPECTIVE HOUSING TARGETS, RING FENCE 11,850 DWELLINGS AND REST OF DISTRICT 8,710 DWELLINGS EQUATE TO THE HOUSING REQUIREMENT FOR THE WHOLE OF THE DISTRICT AS IDENTIFIED WITHIN CORE POLICY 4. THE APPROACH TAKEN TO EACH OF THE SUPPLY AREAS, LIVERPOOL FOR THE RING FENCE AREA AND SEDGEFIELD FOR THE REST OF DISTRICT AREA, WILL ENSURE THE DELIVERY OF HOUSING WITHIN THE SCIENCE VALE AREA IS ASSESSED OVER A LONGER PERIOD WITH THE ECONOMIC AND HOUSING NEEDS COMING FORWARD IN PARALLEL. THE COUNCIL IS THEREFORE ENSURING THERE IS A BOOST IN HOUSING SUPPLY WHILST BALANCE IS STRUCK IN THE DELIVERY OF ECONOMIC AND HOUSING NEEDS IN THE SCIENCE VALE AREA. THE TWO SUPPLY CALCULATIONS ARE COMBINED TO PROVIDE A DISTRICT WIDE CALCULATION.</p> <p>Core Policy 5: Housing Supply Ring-Fence</p> <p>The council will employ a ring-fence approach to housing delivery to those sites in the key development locations within AND SETTLEMENTS WITHIN AND IMMEDIATELY ADJACENT TO the Science Vale area as shown by Figure 4.3 and set out on the Adopted Policies Map.</p> <p>For the purposes of the assessment of housing land supply the ring-fence area will be treated as a separate sub-area with a housing requirement of 11,850 homes in the plan period (593 homes per annum) in support of the 15,850 jobs planned in this sub-area and as a contribution towards the district's housing need set out in Core Policy 4.</p> <p>THE SUPPLY CALCULATIONS FOR THE RING-FENCE AREA AND THE REST OF DISTRICT AREA WILL BE COMBINED TO PROVIDE A DISTRICT WIDE CALCULATION.</p> <p>ANY PROPOSALS FOR DEVELOPMENT WITHIN THE RING FENCE AREA, WHETHER A FIVE YEAR HOUSING SUPPLY IS</p>

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				<p>IN PLACE OR NOT, WILL STILL NEED TO DEMONSTRATE CONFORMITY WITH RELEVANT POLICY</p> <p>*WITHIN THE NORTH WESSEX DOWNS AONB PROPOSALS WILL NEED TO DEMONSTRATE CONSISTENCY WITH NATIONAL POLICY</p>
			<p>Updated comment dated 22 June:</p> <p>I've suggested the following slight tweaks to the wording to make clear that the ring fence area is an area not a collection of sites/settlements. But I'm content for the immediately adjacent land to be referred to as sites or settlements.</p> <p>4.21 The ring-fence area encompasses the science vale geographical area, as shown on figure 4.3, and (to ensure appropriate flexibility in its operation) sites and settlements immediately adjacent to it. This area complements the Didcot ring-fence in the adopted South Oxfordshire core strategy, and will support the delivery focus of the emerging growth at Science Vale. Growth in both districts will contribute to the shared strategic infrastructure package set out in the Council's Infrastructure Delivery Plan.</p> <p>The housing supply calculation will be undertaken on two separate areas: the ring fence area as set out in this policy and the rest of the district, with each of the areas having its own housing target and monitoring approach. The respective housing targets, ring fence 11,850 dwellings and rest of district 8,710 dwellings equate to the housing requirement for the whole of the district as identified within core policy 4. the approach taken to each of the supply areas, Liverpool* for the ring fence area and Sedgefield** for the rest of district area, will ensure the delivery of housing within the</p>	<p>Updated Response dated 7 July:</p> <p>Agree to add flexibility on the application of the boundary and detail on how the ring fence will operate. The words 'Immediately adjacent' will provide additional flexibility whilst maintaining operational clarity, particularly in how the policy will be applied for calculating five year housing land supply.</p> <p>4.21 The ring-fence area encompasses THOSE SITES IN the science vale geographical area, as shown on figure 4.3, AND (TO ENSURE APPROPRIATE FLEXIBILITY IN ITS OPERATION) SITES AND SETTLEMENTS IMMEDIATELY ADJACENT TO IT. This area complements the Didcot ring-fence in the adopted South Oxfordshire core strategy, and will support the delivery focus of the emerging joint growth at Science Vale. Growth in both districts will contribute to the shared strategic infrastructure package set out in the Council's Infrastructure Delivery Plan.</p> <p>THE HOUSING SUPPLY CALCULATION WILL BE UNDERTAKEN ON TWO SEPARATE AREAS: THE RING FENCE AREA AS SET OUT IN THIS POLICY AND THE REST OF THE DISTRICT, WITH EACH OF THE AREAS HAVING ITS OWN HOUSING TARGET AND MONITORING APPROACH. THE RESPECTIVE HOUSING TARGETS, RING FENCE 11,850 DWELLINGS AND REST OF DISTRICT 8,710 DWELLINGS EQUATE TO THE HOUSING REQUIREMENT FOR THE WHOLE OF THE DISTRICT AS IDENTIFIED WITHIN CORE POLICY 4. THE APPROACH TAKEN TO EACH OF THE SUPPLY AREAS, LIVERPOOL* FOR THE RING FENCE AREA AND SEDGEFIELD** FOR THE REST OF DISTRICT AREA, WILL ENSURE THE DELIVERY OF HOUSING WITHIN THE SCIENCE VALE AREA IS ASSESSED OVER A LONGER PERIOD WITH THE ECONOMIC AND HOUSING NEEDS COMING FORWARD IN PARALLEL. THE COUNCIL IS THEREFORE ENSURING</p>

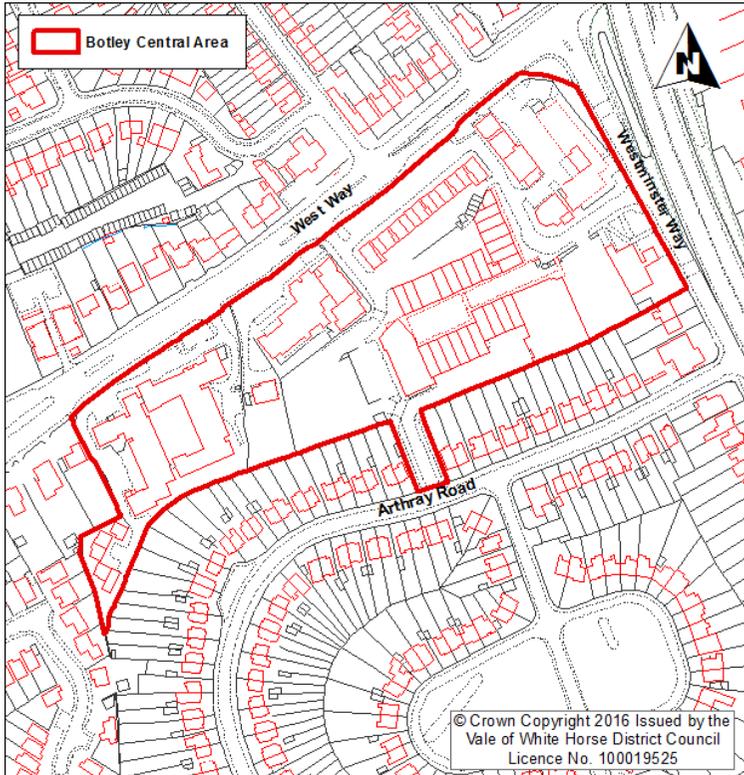
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			<p>science vale area is assessed over a longer period with the economic and housing needs coming forward in parallel. The council is therefore ensuring there is a boost in housing supply whilst balance is struck in the delivery of economic and housing needs in the science vale area. The two supply calculations are combined to provide a district wide calculation. (add footnotes or similar to explain Liverpool and Sedgefield)</p> <p>Core Policy 5: Housing Supply Ring-Fence</p> <p>The council will employ a ring-fence approach to housing delivery in the Science Vale area as shown by Figure 4.3 and set out on the Adopted Policies Map.</p> <p>For the purposes of the assessment of housing land supply the ring-fence area will be treated as a separate sub-area with a housing requirement of 11,850 homes in the plan period (593 homes per annum) in support of the 15,850 jobs planned in this sub-area and as a contribution towards the district's housing need set out in Core Policy 4.</p> <p>THE SUPPLY CALCULATIONS FOR THE RING-FENCE AREA AND THE REST OF DISTRICT AREA WILL BE COMBINED TO PROVIDE A DISTRICT WIDE CALCULATION.</p> <p>ANY PROPOSALS FOR DEVELOPMENT WITHIN THE RING FENCE AREA, WHETHER A FIVE YEAR HOUSING SUPPLY IS IN PLACE OR NOT, WILL NEED TO DEMONSTRATE CONFORMITY WITH RELEVANT NATIONAL AND LOCAL POLICY</p>	<p>THERE IS A BOOST IN HOUSING SUPPLY WHILST BALANCE IS STRUCK IN THE DELIVERY OF ECONOMIC AND HOUSING NEEDS IN THE SCIENCE VALE AREA. THE TWO SUPPLY CALCULATIONS ARE COMBINED TO PROVIDE A DISTRICT WIDE CALCULATION.</p> <p>Core Policy 5: Housing Supply Ring-Fence</p> <p>The council will employ a ring-fence approach to housing delivery in THE KEY DEVELOPMENT LOCATIONS WITHINthe Science Vale area as shown by Figure 4.3 and set out on the Adopted Policies Map.</p> <p>For the purposes of the assessment of housing land supply the ring-fence area will be treated as a separate sub-area with a housing requirement of 11,850 homes in the plan period (593 homes per annum) in support of the 15,850 jobs planned in this sub-area and as a contribution towards the district's housing need set out in Core Policy 4.</p> <p>THE SUPPLY CALCULATIONS FOR THE RING-FENCE AREA AND THE REST OF DISTRICT AREA WILL BE COMBINED TO PROVIDE A DISTRICT WIDE CALCULATION.</p> <p>ANY PROPOSALS FOR DEVELOPMENT WITHIN THE RING FENCE AREA, WHETHER A FIVE YEAR HOUSING SUPPLY IS IN PLACE OR NOT, WILL STILL NEED TO DEMONSTRATE CONFORMITY WITH RELEVANT NATIONAL AND LOCAL POLICY</p> <p>*WITHIN THE NORTH WESSEX DOWNS AONB PROPOSALS WILL NEED TO DEMONSTRATE CONSISTENCY WITH NATIONAL POLICY</p> <p>*THE LIVERPOOL APPROACH SEEKS TO MEET A BACKLOG OF HOUSING SUPPLY BY SPREADING IT EVENLY OVER THE WHOLE PLAN PERIOD</p>

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				**THE SEDGEFIELD APPROACH SEEKS TO MEET A BACKLOG OF HOUSING SUPPLY WITHIN THE FIRST FIVE YEARS
MM7	Chapter 4	Para 4.24: Supporting text - employment figures	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM8	Chapter 4	Para 4.26: Supporting text – reference to AAP	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM9	Chapter 4	CP 6: Meeting Business and Employment Needs	Original comment dated 7 June: Main Modification for clarity needed here. Does the “other sites” mean those listed in the table above (e.g. Abingdon Business Park at Wyndyke Furlong) or does it mean sites other than those listed in the table? If it is the latter than there is seemingly no policy to state would be appropriate development on the sites listed in the table.	Original response dated 20 June: Agree to modifications to the last paragraph in the policy to add clarity: Proposals for employment related development on UNALLOCATED other sites will be supported in accordance with Core Policy 28: New Employment Development on Unallocated Sites . In addition to the sites identified for new employment development, a number of existing strategic employment sites have been identified in the sub-area strategies. These sites will be safeguarded for employment uses in accordance with Core Policy 29: Change of use of existing employment land and premises .
			Updated comment dated 22 June: This seems clearer apart from the paragraph which sits between the list of strategic sites and the list of saved 2011 Local Plan sites (the one that starts “Employment and business	Updated response dated 7 July: Agree to modification to paragraph within policy to add clarity: Employment and business development as part of mixed-use development will be supported at STRATEGIC SITES MONKS

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			development as part of mixed use...."? The policy needs to make clear whether or not mixed use development would be supported on the saved employment allocations. I think it's ambiguous at the moment.	<p>FARM, GROVE AND SOUTH OF PARK ROAD, FARINGDON where this meets the requirements set out within the Strategic Development Templates shown by Appendix A, and in accordance with the Sub-Area Strategies.</p> <p>Agree to modifications to the last paragraph in the policy to add clarity:</p> <p>Proposals for employment related development on UNALLOCATED other sites will be supported in accordance with Core Policy 28: New Employment Development on Unallocated Sites. In addition to the sites identified for new employment development, a number of existing strategic employment sites have been identified in the sub-area strategies. These sites will be safeguarded for employment uses in accordance with Core Policy 29: Change of use of existing employment land and premises.</p>
MM10	Chapter 4	Para 4.41: Supporting text – infrastructure delivery	<p>Original comment dated 7 June:</p> <p>Has the Council considered the CIL/S106 implications of this? The "other infrastructure" is likely to be CIL funded and this could not be varied or waived. The "essential" infrastructure" is likely to be S106 funded which, of course, can be negotiated, varied and waived.</p>	<p>Original response dated 20 June:</p> <p>Yes essential infrastructure is that required to enable development to happen. Essential infrastructure will often be delivered directly by the developer or triggered as a result of the development being permitted. In some circumstances, essential infrastructure will be delivered to serve several developments and may be partially funded through CIL or the capital programmes of service providers. The Council does not envisage that the policy as written will lead to a situation where the delivery of essential infrastructure is compromised due to the requirement for the authority to act reasonably and in accordance with the NPPF when negotiating S106 requirements associated with new developments allocated in the Local Plan.</p>
			<p>Updated comment dated 22 June:</p> <p>None</p>	<p>Updated response dated 7 July:</p> <p>No further council response</p>
MM11	Chapter 4	CP7: Providing Supporting	<p>Original comment dated 7 June:</p> <p>Main Modification. See comment on Para 4.41.</p>	<p>Original response dated 20 June:</p> <p>Agree with Main Modification</p>

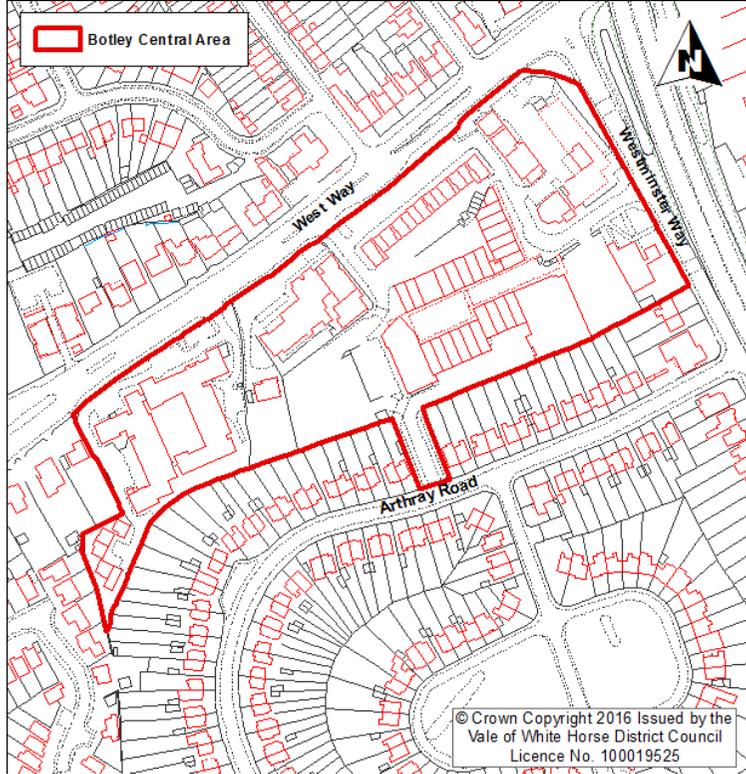
Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
		Infrastructure and Services	Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM12	Chapter 5	CP8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM13	Chapter 5	CP9: Harcourt Hill Campus	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM14	Chapter 5	CP11: Botley Central Area	Original comment dated 7 June: Main Modification may be needed in the light of the Interim Findings	Original response dated 20 June: Agree to modifications. a) Amend Paragraph 5.29 for clarity, as follows: The most recent Retail and Town Centre Study ¹ identifies that Botley is a similar size in terms of retail units and floorspace to the market town of Faringdon. Despite this, it does not perform as a town centre and does not provide the range of services and other facilities that would be expected. THE IDENTIFIED RETAIL NEED FOR BOTLEY IS APPROXIMATELY 1,500 SQ.M OF FLOORSPACE WHICH WILL NEED TO BE DELIVERED OVER THE PLAN PERIOD. There is a high level of local retail and leisure demand being met by services and facilities at the city of Oxford and so outside the District. Botley also functions as a district centre in the Oxford city context.

¹ Nathaniel Lichfield & Partners (NLP) (2012) Retail and Town Centre Study – Vale of White Horse District Council, DRAFT, November 2012

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				<p>b) Modification to the boundary of the allocation in Figure 5.3, to align with the recently adopted Botley Centre SPD, as follows:</p>  <p>c) Modify CP11 for clarity as follows:</p> <p>Core Policy 11: Botley Central Area</p> <p>Proposals for a comprehensive retail-led redevelopment and upgrading of Botley central area, as defined on the Adopted Policies Map, will be supported provided that:</p> <ol style="list-style-type: none"> i. taken as a whole, the proposals support the role and function of Botley as a local service centre, providing a well-

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				<p>integrated mix of shops and services to meet day-to-day shopping needs of the local area</p> <p>ii. effective use is made of development potential above ground level and on more peripheral parts of the site for a mix of uses that may include, but are not limited to, office, community, residential, hotel and leisure activities.</p> <p>iii. existing RESIDENTIAL AND community facilities, including: the community hall, library and Baptist Church are replaced with facilities of an appropriate size and quality to meet current and likely future local needs</p> <p>iv. it can be demonstrated that proposals will not harm the character or appearance of the local area, particularly West Way, Arthray Way and Westminster Way</p> <p>v. proposals for the site are prepared through a comprehensive masterplanning process providing an integrated solution to site access, traffic management, air quality management, servicing and sufficient car parking whilst prioritising the pedestrian customer environment, and</p> <p>vi. proposals that seek to demolish Elms Parade should demonstrate that its successor is of at least equal architectural merit and particular attention should be given to provide at least the same level of active frontage.</p>
			<p>Updated comment dated 22 June:</p> <p>St Paul's Church has now been included in the policy boundary but I note that, unlike the Baptist Church, there isn't a specific requirement for its replacement (although arguably it would be protected by the general requirement for community facilities to be replaced). Clarity one way or the other on this is needed. I don't have a view either way on this (and no evidence on which to base a view) but is it likely that there will be objections to the policy on the basis that it doesn't require St Paul's replacement?</p>	<p>Updated response dated 7 July:</p> <p>Agree to modifications.</p> <p>a) Amend Paragraph 5.29 for clarity, as follows:</p> <p>The most recent Retail and Town Centre Study² identifies that Botley is a similar size in terms of retail units and floorspace to the market town of Faringdon. Despite this, it does not perform as a town centre and does not provide the range of services and other facilities that would be expected. THE IDENTIFIED RETAIL NEED FOR BOTLEY IS APPROXIMATELY 1,500 SQ.M OF FLOORSPACE WHICH WILL NEED TO BE DELIVERED OVER THE PLAN PERIOD. There is a high level of local retail and leisure demand being met by services and facilities at the city of</p>

² Nathaniel Lichfield & Partners (NLP) (2012) Retail and Town Centre Study – Vale of White Horse District Council, DRAFT, November 2012

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				<p>Oxford and so outside the District. BOTLEY ALSO FUNCTIONS AS A DISTRICT CENTRE IN THE OXFORD CITY CONTEXT.</p> <p>b) Modification to the boundary of the allocation in Figure 5.3, to align with the recently adopted Botley Centre SPD, as follows:</p>  <p>c) Modify CP11 for clarity as follows:</p> <p>Core Policy 11: Botley Central Area</p> <p>Proposals for a comprehensive retail-led redevelopment and upgrading of Botley central area, as defined on the Adopted Policies Map, will be supported provided that:</p>

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				<ul style="list-style-type: none"> i. taken as a whole, the proposals support the role and function of Botley as a local service centre, providing a well-integrated mix of shops and services to meet day-to-day shopping needs of the local area ii. effective use is made of development potential above ground level and on more peripheral parts of the site for a mix of uses that may include, but are not limited to, office, community, residential, hotel and leisure activities. iii. existing RESIDENTIAL AND community facilities, including: the community hall, library, CHURCH OF ST PETER AND ST PAUL and Baptist Church are replaced with facilities of an appropriate size and quality to meet current and likely future local needs iv. it can be demonstrated that proposals will not harm the character or appearance of the local area, particularly West Way, Arthray Way and Westminster Way v. proposals for the site are prepared through a comprehensive masterplanning process providing an integrated solution to site access, traffic management, air quality management, servicing and sufficient car parking whilst prioritising the pedestrian customer environment, and vi. proposals that seek to demolish Elms Parade should demonstrate that its successor is of at least equal architectural merit and particular attention should be given to provide at least the same level of active frontage.
MM15	Chapter 5	CP12: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sib-Area	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
MM16	Chapter 5	The Oxford Green Belt	<p>Original comment dated 7 June:</p> <p>Main Modification Needed although it will have to be substantially altered to reflect my Interim Findings</p>	<p>Original response dated 20 June:</p> <p>Agree to delete Paragraph 5.43 in its entirety:</p> <p>“Further land has also been removed from the Green Belt at Appleton, Botley, Cumnor, Farmoor, Kennington, North Hinksey, Radley and Wootton, along with Farmoor, which is now inset to the Green Belt. This land will be considered at Part 2 of the Local Plan to determine whether it would be suitable to meet development needs within or beyond the plan period. In the interim, development proposals on land released from the Green Belt which is not allocated for development in this plan will be assessed against other policies in the Local Plan, particularly CP4, and any relevant saved policies of the Local Plan 2011. The land removed from the Green Belt as part of this Local Plan is shown in Appendix I and on the Adopted Policies Map”.</p>
			<p>Updated comment dated 22 June:</p> <p>Additionally paras 5.41 and 5.42 need to be altered</p> <p>5.41, second sentence to read “Having regard to that assessment the Council concluded that a number of parcels of land could be released from the Green Belt while retaining the overall integrity of the Oxford Green Belt”</p> <p>5.42 “This plan has therefore altered the Green Belt boundary to remove land from the Green Belt at Abingdon, Kennington and Radley to be allocated as new strategic housing sites.”</p>	<p>Updated response dated 7 July:</p> <p>Agree to update paragraphs 5.41 and 5.42 as follows:</p> <p>“The local Green Belt Review assessed land around inset settlements in the Vale against the purposes of the Green Belt and the considerations of the NPPF. Having regard to that assessment the council concluded that a number of parcels of land MADE LITTLE IF ANY CONTRIBUTION TO THE PURPOSES OF THE GREEN BELT AND could be released FROM THE GREEN BELT while retaining the overall integrity of the Oxford Green Belt.</p> <p>THIS PLAN HAS THEREFORE ALTERED The Green Belt boundary WAS THEREFORE REVISED to remove land from the Green Belt at Abingdon, Kennington and Radley WHERE MUCH OF THIS LAND HAS BEEN TO BE allocated as new strategic housing allocations.” As shown in Appendix I.</p> <p>Agree to delete Paragraph 5.43 in its entirety:</p> <p>“Further land has also been removed from the Green Belt at Appleton, Botley, Cumnor, Farmoor, Kennington, North Hinksey, Radley and Wootton, along with Farmoor, which is now inset to the</p>

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
				Green Belt. This land will be considered at Part 2 of the Local Plan to determine whether it would be suitable to meet development needs within or beyond the plan period. In the interim, development proposals on land released from the Green Belt which is not allocated for development in this plan will be assessed against other policies in the Local Plan, particularly CP4, and any relevant saved policies of the Local Plan 2011. The land removed from the Green Belt as part of this Local Plan is shown in Appendix I and on the Adopted Policies Map".
MM16	Chapter 5	CP13: The Oxford Green Belt	Original comment dated 7 June:	Original response dated 20 June:
			Main Modification needed although it will need to be substantially altered to reflect my Interim Findings	Agree to modify CP13: The Oxford Green Belt to improve clarity: Delete 'Farmoor' from the list of inset villages.
			Updated comment dated 22 June:	Updated response dated 7 July:
			None	No further council response
MM17	Chapter 5	Strategic Storage Reservoirs	Original comment dated 7 June:	Original response dated 20 June:
			None	Agree with Main Modification
			Updated comment dated 22 June:	Updated response dated 7 July:
			None	No further council response
MM17	Chapter 5	CP14: Strategic Water Storage Reservoirs	Original comment dated 7 June:	Original response dated 20 June:
			None	Agree with Main Modification
			Updated comment dated 22 June:	Updated response dated 7 July:
			None	No further council response
MM18	Chapter 5	CP15: Spatial Strategy for South East Vale Sub-Area	Original comment dated 7 June:	Original response dated 20 June: Agree with modification.

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
			Main Modification to reflect my recommendation that the Harwell Campus sites are deleted from the plan	ADD TABLE TO MODS SCHEDULE
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM19	Chapter 5	CP16: Didcot A Power Station	Original comment dated 7 June: I thought the Council agreed at the hearings to delete the sequential test element of this policy? Refers to Paragraph 2.	Original response dated 20 June: Whilst a sequential test is not required for this site, due to the significant scale of the site, there remains a need for a retail impact assessment to be prepared to ensure that the scale of retail development does not undermine the vitality and viability of nearby town centres, including Didcot in South Oxfordshire.
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM69	Chapter 5	CP16: Didcot A Power Station Route of Science Bridge	Original response dated 7 June: Valley Park Dev Consortium suggest that the plan is unsound unless the route of the new Science Bridge is stated to be indicative only. What is the Council's response to this?	Original response dated 20 June: Agree route is indicative. Amend Appendix E: INDICATIVE maps showing safeguarding of land for transport schemes in the South-East Vale Sub-Area (Core Policy 18) INDICATIVE maps showing safeguarding of land for transport schemes in Abingdon and Oxford Fringe Sub-Area (Core Policy 12) INDICATIVE maps showing safeguarding of land for transport schemes in the Western Vale Sub-Area (Core Policy 21)
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
No Modification	Chapter 5	Harwell Campus	Original comment dated 7 June: In the light of my Interim Findings this section and Policy CP16a is not needed, or at least, needs to be extensively revised.	Original response dated 20 June: Agree this section and policy CP16a is not needed. The Council may wish to add a similar policy for the comprehensive development of Harwell Campus in LPP2 as this policy document will address any Didcot Garden Town policy requirements.
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM20	Chapter 6	CP24: Affordable Housing	Original comment dated 7 June: Since the hearings there has been a change to national policy concerning the minimum threshold (11 dwellings) for requiring affordable housing. A Main Modification will be needed.	Original response dated 20 June: Agree CP24 should be modified to reflect the change in national policy, as follows: The council will seek 35 % affordable housing on all sites capable of a net gain of three ELEVEN or more dwellings (sites of at least 0.1 hectare).
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM21	Chapter 6	CP25: Rural Exception Sites	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM21	Chapter 6	CP 25; Rural Exception Sites	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
MM22	Chapter 6	CP 26: Accommodating Current and future Needs of the Ageing Population	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM23	Chapter 6	CP 28: New Employment Development on Unallocated Sites	Original comment dated 7 June: Main Modification. However, some redrafting needed as the policy is no longer grammatically correct/ entirely makes sense. To align with the first sentence of the policy, the criteria would need to be redrafted along the lines of 'I, the effect on the amenity of nearby residents and occupiers'	Original response dated 20 June: Agree to modification Core Policy 28: New Employment Development on Unallocated Sites Proposals for new employment development (use classes B1, B2 or B8) will be supported on unallocated sites in town centres and larger villages THE BUILT UP AREA OF MARKET TOWNS, LOCAL SERVICE CENTRES AND LARGER AND SMALLER VILLAGES provided that THE BENEFITS ARE NOT OUTWEIGHED BY ANY HARMFUL IMPACTS, TAKING INTO ACCOUNT THE FOLLOWING: <ul style="list-style-type: none"> i. the proposals will not cause unacceptable harm to THE EFFECT ON the amenity of nearby residents and occupiers ii. THE PROVISION OF safe site access can be provided for pedestrians and cyclists and for all types of vehicles likely to visit the sites and the proposals include measures to promote the use of sustainable modes of transport where possible iii. the scale nature and appearance of the employment development AND ITS RELATIONSHIP WITH the local townscape and/ OR landscape character
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
MM24	Chapter 6	CP 29: Change of use of Existing Employment Land and Premises	<p>Original comment dated 7 June:</p> <p>If it has been demonstrated that there is no reasonable prospect of land being used for employment use is it necessary/ reasonable to require that at least one of these criteria is also met?</p>	<p>Original response dated 20 June:</p> <p>Agree to modify policy to improve clarity:</p> <p>CP29: Change of Use of Existing Employment Land and Premises</p> <p>The Strategic employment sites, as listed in the sub-area strategies, form part of the District's reserve for employment land to meet objectively assessed employment needs and will be safeguarded for employment uses. Alternative uses will be considered if they provide ancillary supporting services or meet a need identified through the Local Plan 2031 review process, or exceptionally where a reassessment of the district wide 2013 Employment Land Review demonstrates that these sites are no longer needed over the full plan period.</p> <p>Elsewhere in the District, applications for the change of use of land or premises that are currently, or were last used, for employment purposes will need to demonstrate that WHERE THERE IS NO REASONABLE PROSPECT OF LAND OR PREMISES BEING USED FOR CONTINUED EMPLOYMENT USE, A MIXED USE ENABLING DEVELOPMENT WHICH INCORPORATES EMPLOYMENT SPACE SHOULD FIRST BE CONSIDERED. IF A MIXED USE SCHEME IS NOT VIABLE, THE EXTENT TO WHICH ANY PROPOSED USE GENERATES NEW EMPLOYMENT WILL BE TAKEN INTO ACCOUNT.</p> <p>PROPOSALS FOR ALTERNATIVE USES WILL NEED TO DEMONSTRATE COMPLIANCE WITH OTHER RELEVANT POLICIES.</p> <p>IF NO EMPLOYMENT USES OR EMPLOYMENT GENERATING USES ARE PROPOSED OR A MIXED USE SCHEME IS NOT VIABLE, APPLICATIONS WOULD ALSO HAVE TO DEMONSTRATE, IN ADDITION TO THE ABOVE, THAT AT LEAST ONE OF THE FOLLOWING CRITERIA IS MET:</p> <p>i. the land or premises is unsuitable for business use on grounds of amenity, ENVIRONMENTAL or highway safety issues, OR</p>

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
				<p>ii. the land or premises has no long term or strategic requirement to remain in employment use. or</p> <p>iii. the proposed use will be ancillary to the use of the land or premises for employment purposes.</p>
			<p>Updated comment dated 22 June:</p> <p>Basically fine but the "Elsewhere in the District..." paragraph doesn't completely make sense. I suggest revising it as follows:</p> <p>"Elsewhere in the District where there is no reasonable prospect of land or premises being used for continued employment use a mixed-use enabling development, which incorporates employment space, should first be considered. If a mixed-use scheme is not viable the extent to which the proposed use generates new employment will be considered in determining the relevant planning application."</p>	<p>Updated response dated 7 July:</p> <p>Agree to modify policy to improve clarity:</p> <p>CP29: Change of Use of Existing Employment Land and Premises</p> <p>The Strategic employment sites, as listed in the sub-area strategies, form part of the District's reserve for employment land to meet objectively assessed employment needs and will be safeguarded for employment uses. Alternative uses will be considered if they provide ancillary supporting services or meet a need identified through the Local Plan 2031 review process, or exceptionally where a reassessment of the district wide 2013 Employment Land Review demonstrates that these sites are no longer needed over the full plan period.</p> <p>Elsewhere in the District where there is no reasonable prospect of land or premises being used for continued employment use, PERMITTING a mixed use enabling SCHEME-DEVELOPMENT which incorporates employment space should FIRST be considered FIRST. If a mixed use scheme is not viable, the extent to which ANY THE proposed use generates new employment will be TAKEN INTO ACCOUNT CONSIDERED IN DETERMINING THE RELEVANT PLANNING APPLICATION.</p> <p>PROPOSALS FOR ALTERNATIVE USES WILL NEED TO DEMONSTRATE COMPLIANCE WITH OTHER RELEVANT POLICIES.</p> <p>IF NO EMPLOYMENT USES OR EMPLOYMENT GENERATING USES ARE PROPOSED OR A MIXED USE SCHEME IS NOT VIABLE, APPLICATIONS WOULD ALSO HAVE TO DEMONSTRATE, IN ADDITION TO THE ABOVE, THAT AT LEAST ONE OF THE FOLLOWING CRITERIA IS MET:</p>

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
				<p>i. THE LAND OR PREMISES IS UNSUITABLE FOR BUSINESS USE ON GROUNDS OF AMENITY, ENVIRONMENTAL OR HIGHWAY SAFETY ISSUES, OR</p> <p>ii. THE LAND OR PREMISES HAS NO LONG TERM OR STRATEGIC REQUIREMENT TO REMAIN IN EMPLOYMENT USE, OR</p> <p>iii. THE PROPOSED USE WILL BE ANCILLARY TO THE USE OF THE LAND OR PREMISES FOR EMPLOYMENT PURPOSES.</p>
MM25	Chapter 6	CP31; Development to Support the Visitor Economy	Original comment dated 7 June:	Original response dated 20 June:
			None	Agree with Main Modification
			Updated comment dated 22 June:	Updated response dated 7 July:
			None	No further council response
MM26	Chapter 6	CP32: Retail Development and other Main Town Centre Uses	Original comment dated 7 June:	Original response dated 20 June:
			None	Agree with Main Modification
			Updated comment dated 22 June:	Updated response dated 7 July:
			None	No further council response
MM27	Chapter 6	CP33: Promoting Sustainable Transport and Accessibility	Original comment dated 7 June:	Original response dated 20 June:
			None	Agree with Main Modification
			Updated comment dated 22 June:	Updated response dated 7 July:
			None	No further council response

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
MM28	Chapter 6	CP37: Design and Local Distinctiveness	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM29	Chapter 6	CP38: Design Strategies and Major Development	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM30	Chapter 6	CP39: The Historic Environment	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM31	Chapter 6	CP40: Sustainable Design and Construction	Original comment dated 7 June: Other than in respect of the new clause (vii) I question whether or not this policy accords with national policy following the housing standards review. The relevant Written Statement to Parliament states that LPs should not set any requirement relating to the construction, internal layout or performance of new buildings. It seems to me that this policy does set such requirements. One way forward would be for the policy to be modified to apply to only non-residential development. A separate policy would then be needed to deal with the water efficiency	Original response dated 20 June: The Council agrees that further changes could be made to CP40 to make clear the policy is encouraging rather than requiring measures to be met, except for new clause (vii). CP 40: Sustainable Design and Construction All new development, including building conversions, refurbishments and extensions, should seek to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns. Wherever practicable, measures to provide resilience against higher temperature and intense rainfall should be used and their application to the development outlined in the Design and Access Statement. This could include measures such as:

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
			<p>standard, which does appear to accord with the Ministerial Written Statement.</p>	<ul style="list-style-type: none"> i. planting, shading and advanced glazing systems to reduce solar heat gain during the summer ii. using materials to prevent penetration of heat, including use of cool building materials and green roofs and walls and using flood resilient materials iii. increasing natural ventilation and removing heat by using fresh air iv. orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes v. locating windows at heights that maximise heating from lower sub angles during the winter, and vi. incorporating flood resilient measures such as raising floor levels, electrical fittings and rain-proofing and overhangs to prevent infiltration of heavy rain around doors and windows, and vii. new developments shall be designed to a water efficiency standard of 110 litres/head/day (L/H/D) for new homes. <p>The Council will expect the policy requirements to be met unless it can be demonstrated that it would not be viable* or appropriate to do so or where historic assets would be affected. A sensitive approach will need to be taken to safeguard the special character of the heritage assets e.g. in a Conservation Area OR WHERE HISTORIC ASSETS WOULD BE AFFECTED.</p> <p>*Viability should be set out in an independent viability assessment on terms agreed by the relevant parties including the Council and funded by the developer. This will involve an open book approach.</p> <p>THE VALE OF WHITE HORSE IS LOCATED WITHIN AN AREA OF WATER STRESS AND IS APPLYING A HIGHER STANDARD FOR WATER EFFICIENCY*</p> <p>New developments shall be designed to a water efficiency standard of 110 litres/head/day (L/H/D) for new homes.</p> <p>* Add reference to Water Cycle Study</p>

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
			<p>Updated comment dated 22 June:</p> <p>Firstly, I think it's arguable as to whether or not seeking to encourage, as opposed to requiring, these measures is in accordance with national policy. However, I am content to leave reaching a final view on whether or not the policy should remain in the plan until I've seen any consultation comments on it. Nonetheless, the first part of the policy would need to be altered to make absolutely clear that no requirement is being set:</p> <p>"The Council encourages developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development. This could include measures such as:...."</p> <p>Secondly, I'm presuming that the Council considers it appropriate that the water efficiency standard is a <u>requirement</u>? If so redrafting to make that clear is also necessary.</p>	<p>Updated response dated 7 July:</p> <p>The Council agrees that further changes could be made to CP40 to make clear the policy is encouraging rather than requiring measures to be met, except for new clause (vii).</p> <p>CP 40: Sustainable Design and Construction</p> <p>ALL NEW DEVELOPMENT, INCLUDING BUILDING CONVERSIONS, REFURBISHMENTS, AND EXTENSIONS, SHOULD SEEK THE COUNCIL ENCOURAGES DEVELOPERS to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns IN ALL NEW DEVELOPMENT, WHICH COULD INCLUDE. WHEREVER PRACTICABLE, MEASURES TO PROVIDE RESILIANCE AGAINST HIGHER TEMPERATURE AND INTENSE RAINFALL SHOULD BE USED AND THEIR APPLICATION TO THE DEVELOPMENT OUTLINED IN THE DESIGN AND ACCESS STATEMENT. All new development, including building conversions, refurbishments and extensions, should seek. Wherever practicable, measures to provide resilience against higher temperature and intense rainfall should be used and their application to the development outlined in the Design and Access Statement. THE COUNCIL ENCOURAGES DEVELOPERS TO INCORPORATE CLIMATE CHANGE ADAPTATION AND DESIGN MEASURES TO COMBAT THE EFFECTS OF CHANGING WEATHER PATTERS. This could include measures such as:</p> <ul style="list-style-type: none"> i. planting, shading and advanced glazing systems to reduce solar heat gain during the summer ii. using materials to prevent penetration of heat, including use of cool building materials and green roofs and walls and using flood resilient materials iii. increasing natural ventilation and removing heat by using fresh air iv. orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes v. locating windows at heights that maximise heating from lower sub angles during the winter, and

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
				<p>vi. incorporating flood resilient measures such as raising floor levels, electrical fittings and rain-proofing and overhangs to prevent infiltration of heavy rain around doors and windows, AND</p> <p>vii. NEW DEVELOPMENTS SHALL BE DESIGNED TO A WATER EFFICIENCY STANDARD OF 110 LITRES/HEAD/DAY (L/H/D) FOR NEW HOMES.</p> <p>The Council will expect the policy requirements to be met unless it can be demonstrated that it would not be viable* or appropriate to do so or where historic assets would be affected. A sensitive approach will need to be taken to safeguard the special character of the heritage assets e.g. in a Conservation Area OR WHERE HISTORIC ASSETS WOULD BE AFFECTED.</p> <p>*Viability should be set out in an independent viability assessment on terms agreed by the relevant parties including the Council and funded by the developer. This will involve an open book approach.</p> <p>THE VALE OF WHITE HORSE IS LOCATED WITHIN AN AREA OF WATER STRESS AND IS APPLYING A HIGHER STANDARD FOR WATER EFFICIENCY*</p> <p>New developments SHALL ARE REQUIRED TO be designed to a water efficiency standard of 110 litres/head/day (L/H/D) for new homes.</p> <p>* Vale of White Horse District Council Water Cycle Study: Updated Phase 1 Study September 2015</p>
MM32	Chapter 6	CP41: Renewable Energy	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
		(Excluding Wind Energy)	<p>Updated comment dated 22 June:</p> <p>For clarity the second sentence of the policy should read:</p> <p>“Planning applications for renewable and low carbon energy generation (excluding wind turbines) will be supported provide that they do not cause a significantly adverse effect to: “</p>	<p>Updated response dated 20 June:</p> <p>Agree to remove previously suggested modification to the second sentence of CP41. For clarity, CP41 should read as follows:</p> <p>The council encourages schemes for renewable and low carbon energy generation. Planning applications for renewable and low carbon energy generation will be supported provided that they do not cause a significantly adverse effect to:</p> <ul style="list-style-type: none"> i. landscape, both designated AONB and locally valued ii. biodiversity, including protected habitats and species and Conservation Target Areas iii. the historic environment, both designated and non-designated assets, including by development within their settings iv. the visual amenity and openness of the Green Belt v. local residential amenity, and vi. the safe movement of traffic and pedestrians.
MM33	Chapter 6	Efficient Use of Natural Resources	<p>Original comment dated 7 June:</p> <p>Main Modification and same comment as for policy CP40 concerning accordance with national policy following the housing standards review.</p> <p>Updated comment dated 22 June:</p> <p>As with CP40 I'm content to reach a final view on this policy in the light of any consultation comments on it. However again, the first sentence of the policy would need to be altered:</p> <p>““The Council encourages developers to make provision for the effective use of natural resources in all new development. This could include measures such as:....”</p>	<p>Original response dated 20 June:</p> <p>Amend first line of policy to make clear the policy is encouraging rather than requiring:</p> <p>“All development proposals SHOULD SEEK TO will be required to make provision for the effective use of natural resources where applicable, including:”</p> <p>Updated response dated 7 July:</p> <p>Agree to amend first line of policy to make clear the policy is encouraging rather than requiring:</p> <p>“ALL DEVELOPMENT PROPOSALS WILL BE REQUIRED THE COUNCIL ENCOURAGES DEVELOPERS to make provision for the effective use of natural resources where applicable, including:”</p>

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
			Also criterion (vi) needs to begin "ensuring that...."	
MM33	Chapter 6	CP43: Natural Resources	Original comment dated 7 June: None	Original response dated 20 June: Agree with Main Modification
			Updated comment dated 22 June: See comment above	Updated response dated 7 July: Agree with Main Modification i. TAKES ACCOUNT OF, AND IF LOCATED WITHIN AN AQMA IS CONSISTENT WITH, THE COUNCIL'S AIR QUALITY ACTION PLAN having regard to air quality and any Air Quality Management Areas

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
MM34	Chapter 7 and Monitoring Framework		<p>Original comment dated 7 June:</p> <p>Needs to be altered to reflect the recommendations in my Interim Findings</p>	<p>Original response dated 20 June:</p> <p>To fully accept the Inspector's Modification to CP47, and provide revised supporting text to reflect the Inspector's comments.</p> <p>7.5 The council will publish information at least annually to show progress with Local Plan implementation .The council will IN ITS Authority Monitoring Report. to provide up to date information on the implementation of any neighbourhood plans that have been made, and contribute to decisions whether there is a need to undertake a partial or full review of the Local Plan 2031.</p> <p>THE COUNCIL HAS INCLUDED A MONITORING FRAMEWORK AT APPENDIX H, WHICH IDENTIFIES HOW THE COUNCIL WILL MONITOR THE EFFECTIVENESS AND IMPLEMENTATION OF THE LOCAL PLAN FOR EACH POLICY. THE COUNCIL RECOGNISES THAT APPROPRIATE ACTION WILL NEED TO BE TAKEN IF IMPLEMENTATION OF THE PLAN IS CLEARLY OFF TRACK.</p> <p>THE COUNCIL IS ALSO AWARE THAT THE PLAN NEEDS TO BE RESILIENT TO CHANGING CIRCUMSTANCES AND BE FLEXIBLE AND RESPONSIVE IF THE PLAN IS NOT DELIVERING IN ACCORDANCE WITH THE MONITORING FRAMEWORK. CORE POLICY 47 'DELIVERY AND CONTINGENCY' SETS OUT THE COUNCIL'S INTENDED APPROACH.</p> <p>7.7 The Local Plan 2031 needs to be resilient to changing circumstances and so we have also included a delivery and contingency policy to explain the steps to be taken if parts of the plan do not deliver in accordance with the targets outlined in the monitoring framework. In particular, if an allocated site does not come forward as expected.</p> <p>7.6 To monitor the effects of the Local Plan 2031, including both its intended and unintended effects and its effectiveness towards meeting the objectives set out in the plan, a monitoring framework has been prepared to accompany this plan. Attached at Appendix H is the plan's "Monitoring Framework" setting out how each core</p>

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
				<p>policy will be monitored and the indicators that will be used to measure progress and possible actions if targets are not being met. Significant Effect Indicators (identified by the Sustainability Appraisal) will be measured alongside this framework</p> <p>Core Policy 47: Delivery and Contingency</p> <p>If the Local Plan 2031 policies are not delivered in accordance with the monitoring framework set out in Appendix H the contingency measures identified in the monitoring framework will apply.</p> <p>IF THE AUTHORITY'S MONITORING REPORT SHOWS THAT IMPLEMENTATION OF THE PLAN, EITHER IN PART OR AS A WHOLE, IS NOT TAKING PLACE AS ENVISAGED, THE COUNCIL, IN CONJUNCTION WITH ITS PARTNERS, WILL INVESTIGATE THE REASONS FOR THE SITUATION AND WILL IMPLEMENT APPROPRIATE ACTION WHICH MAY INCLUDE ONE OR MORE OF THE FOLLOWING:</p> <p>If the Authority's Monitoring Report shows that allocated development sites and/or development to be brought forward through neighbourhood plans are not coming forward in a timely manner, the council will consider:</p> <ul style="list-style-type: none"> i. seeking alternative sources of funding if a lack of infrastructure is delaying development OR CAUSING SIGNIFICANT PROBLEMS AS A RESULT OF NEW DEVELOPMENT to bring delivery back on track; ii. investigate mechanisms to SEEKING TO accelerate delivery on another permitted or allocated sites; iii. identifying alternative deliverable sites that are in general accordance with the spatial strategy of the plan through the Local Plan 2031: Part 2 or other appropriate mechanism; if required iv. through undertaking a partial OR FULL review of the Local Plan IF INVESTIGATION INDICATES THAT ITS STRATEGY, EITHER IN WHOLE OR IN PART, IS NO LONGER APPROPRIATE.

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
			<p>Updated comment dated 22 June:</p> <p>None</p>	<p>Updated response dated 7 July:</p> <p>No further council response</p>

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
MM35 to 82	Appendices		Original comment dated 7 June: All proposed changes to Appendices A, B, E, F1, F2 and I.	Original response dated 20 June: Agree with Main Modification.
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM 54 and 55	Appendix A		Original comment dated 7 June: Delete Harwell Campus Housing Sites.	Original response dated 20 June: Agree with Main Modification.
			Updated comment dated 22 June: None	Updated response dated 7 July: No further council response
MM62 and 74	Appendices A and E		Original comment dated 7 June: Does the Council object to the further modifications proposed by the County Council in its 16 May 2016 response to DOC PHD12A?	Original response dated 20 June: The Council does not have any objection to the further modifications proposed by Oxfordshire County Council: Amend site development template for North Shrivenham Site: Access and Highways Access can be taken from B400 Highworth Road. A major upgrade of A420 junction will be required. A STRATEGIC JUNCTION IMPROVEMENT ON THE A420 AT SHRIVENHAM, IN THE FORM OF A ROUNDABOUT, WILL BE REQUIRED IN THE VICINITY OF HIGHWORTH ROAD TO DIRECTLY ACCESS THE SITE.

Main Mod No.	Reference	Summary	Inspector's questions or comments (in full)	Council Response (in full)
			<p>Updated comment dated 22 June:</p> <p>None</p>	<p>Updated response dated 7 July:</p> <p>No further council response</p>