

WEST OXFORDSHIRE DISTRICT COUNCIL**Examination of Salt Cross Garden Village Area Action Plan (AAP)**

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Request for comments – additional work and note on agreed actions

We write further to the post Hearing Sessions note of 27 July 2021 [examination library Ref INSP 15¹]. In accordance with the note, we are now giving participants the opportunity to comment on the following material:

- Additional work – infrastructure delivery and viability
- Note on agreed actions

Additional work – infrastructure delivery and viability

The Council's letter of 13 August 2021 [WODC Exam 05] sets out the scope of the additional work that they agreed to carry out. The Examination was formally paused to allow this work to be done.

The following documents have now been included in the examination library:

- [WODC EXAM 09] - Council covering letter dated 9 March 2022. This explains the other documents.
- [EV36] - Salt Cross Garden Village Phasing Report.
- Updated viability assessment. The Council's intention is for the material to be read alongside the existing viability appraisal [EV34], with differing overall conclusions on residual land value as set out in the covering letter. The updates comprise:
 - [EV37] - Accommodation schedule. Updates Appendix 2 of EV34
 - [EV38] - Revised cost plan. Updates Appendix 4 of EV34.
 - [EV39] - Baseline appraisal. Updates Appendix 5 of EV34
 - [EV40] - 25% cost increase appraisal. Updates Appendix 5 of EV34
 - [EV41] - 35% cost increase appraisal. Updates Appendix 5 of EV34
 - [EV42] - 40% cost increase appraisal. Updates Appendix 5 of EV34
- [WODC EXAM 10] - The Council's suggested redrafts of AAP Policies 13-17.

Note on agreed actions

During the hearing sessions, the Council agreed to undertake a number of specific actions to address various issues and questions. The Council's response has been added to the examination library [WODC EXAM 06].

¹¹ The **examination library** can be accessed at - <https://www.westoxon.gov.uk/media/zxyamzit/aap-examination-library.pdf>

Next steps

An opportunity to comment on either the additional work or note on agreed actions is being extended to anyone who made a representation on the AAP at the Regulation 19 stage (and those representing such parties).

Any comments must relate to this material only. We are not asking for comments that concern other matters. It is also not necessary to repeat any representation that you have already made, either in writing or verbally at the hearing sessions, as these will be taken into account.

When commenting you should clearly state whether your remarks relate to the additional work or the note on agreed actions, and also which specific document/ action is being referred to.

Any comments should be received by **close 6 April 2022**.

Once we have considered the comments we will write to the Council to set out how the Examination will proceed.

In the meantime, if you require anything further, please contact us via the Programme Officer.

Darren McCreery & David Spencer

INSPECTORS

16 March 2022