

## Planning and Strategic Housing

Reply to : Chris Hargraves  
Tel : 01993 861686  
Fax : 01993 861450  
Email : [chris.hargraves@westoxon.gov.uk](mailto:chris.hargraves@westoxon.gov.uk)

## Elmfield

New Yatt Road,  
WITNEY,  
Oxfordshire,  
OX28 1PB,  
Tel: 01993 861000  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)



WEST OXFORDSHIRE  
DISTRICT COUNCIL

Mr Malcom Rivett BA (Hons) MSc MRTPI  
C/O Planning Inspectorate  
Room 3/12 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Your Ref :  
Our Ref :  
Date : 10 March 2017

Dear Mr Rivett

### West Oxfordshire Local Plan – Submission of Proposed Modifications

As you are aware the District Council submitted its Local Plan in July 2015 and following hearings held in November 2015 the examination was suspended to enable the Council to undertake further work and consult on proposed modifications to the plan.

Consultation on those proposed modifications took place from **11 November – 23 December 2016** and the Council is now in a position to submit them for independent examination together with the representations received and other relevant supporting information.

We have provided you with copies of the following documents (in hard copy and electronic format):

- Local Plan including Proposed Modifications (CD5)
- Schedule of Proposed Main Modifications (CD6)
- Schedule of Proposed Additional Modifications (CD7)
- Copies of the representations received to the Proposed Modifications
- Composite Schedule of representations (CD8)
- Proposed Modifications Consultation Summary Report (CD9)
- Sustainability Appraisal Addendum Report (CD10)

Please note the document referencing which corresponds to the Local Plan examination library.

I also enclose a number of supporting technical reports and relevant background papers as follows:

- West Oxfordshire Local Plan Main Modifications Habitats Regulations Assessment (SD13)
- Oxford Spatial Options Assessment (SD14)
- West Oxfordshire Infrastructure Delivery Plan (IDP) Update (SD15)
- West Oxfordshire District Council Strategic Flood Risk Assessment Update Report (ENV9)
- Witney Level 2 Strategic Flood Risk Assessment Addendum (ENV10)
- West Oxfordshire Water Cycle Study: Phase 1 scoping study (ENV11)
- Renewable Energy and Low Carbon Energy Assessment and Strategy For West Oxfordshire (ENV12)
- West Oxfordshire Housing Land Supply Position Statement (HOU16)
- West Oxfordshire Strategic Housing and Economic Land Availability Assessment (HOU17)
- Oxfordshire Strategic Housing Market Assessment Partial Update (HOU18)
- Oxfordshire Strategic Housing Market Assessment Second Partial Update (HOU19)

- West Oxfordshire Gypsy and Traveller Accommodation Assessment (HOU20)
- Strategic Development Area (SDA) Viability Update (VIAB5)
- Local Plan and CIL Viability Assessment – Second Update (VIAB6)
- Evaluation of Transport Impacts Technical Note (TRA5)
- Chipping Norton Transport Options Study (TRA6)
- West Oxfordshire Local Development Framework Settlement Sustainability Report (OTH15)
- West Oxfordshire Garden Village Expression of Interest (OTH16)

Whilst the evidence base is largely complete you should be aware that further supporting evidence is likely to be made available by the Council to help inform the hearing sessions. For example additional work is currently underway in relation to transport issues at Witney and the Council also intends to update its housing land supply position statement after 31 March to cover the five year period 2017 – 2022. We will of course endeavour to supply any additional information as soon as it is available.

In terms of representations to the proposed modifications a total of 2,564 comments were received from 1,002 respondents and a petition of 26 names was received in relation to proposed growth at Chipping Norton. This is a much larger response than was received when the plan was first published in 2015, largely a result of the housing requirement being increased and additional sites being allocated. Copies of these representations are enclosed and we have also provided a composite schedule of all comments in plan order.

To assist you as much as possible all of the responses have been recorded in a database to allow information to be organised and extracted as appropriate. All respondents have been given a unique respondent ID and each comment has its own comment ID number.

The enclosed consultation summary report also seeks to identify the key issues that have been raised through the consultation together with the Council's preliminary response. Hopefully you will find this useful in structuring the examination.

It should be noted that one of the representations received from Carterton Town Council was submitted direct to the Planning Inspectorate and prior to the start of the main modifications consultation period. It was therefore not 'duly made' but has been registered with the other comments received and has been included for your information and for you to consider whether it can be taken into account.

Furthermore, since the close of the consultation period we have received a small amount of additional correspondence which whilst not 'duly made' is nonetheless enclosed for your information.

In writing to you there are a number of specific issues I wish to draw your attention to that have arisen since the proposed modifications were published for consultation.

In relation to the proposed garden village north of Eynsham (Policy EW1a) you should be aware that the Council has now been awarded garden village status by Government and has received funding to consider how this scheme might be taken forward. Whilst we recognise that the merits of the proposal will need to be properly considered through the local plan examination, the award of garden village status is a material consideration that I thought was appropriate to highlight.

It is also relevant to note that since the modifications were published a number of housing sites have since received planning permission or a resolution to grant planning permission either from the Council or through successful planning appeals. This includes a number of the proposed site allocations identified in the proposed modifications. As set out above, the Council intends to prepare an updated housing land supply position statement to inform the examination as soon as possible.

With regard to affordable housing, the proposed modifications seek to apply a much reduced level of provision to forms of supported living accommodation including extra-care and sheltered housing. However since the proposed modifications were published further viability evidence prepared on behalf of the Council suggests that such uses are able to support a higher level of affordable housing provision. This will need to be further considered through the examination process.

Similarly in respect of provision for travelling communities, the Council is likely to identify further changes to Policy H7 – Travelling Communities to ensure it accurately reflects the findings of the Council's Gypsy and Traveller Accommodation Assessment (2016).

With regard to the hearings, as discussed with you, we envisage that these can take place in early May with any subsequent sessions if necessary to be held in June/July.

In terms of venue, the hearings will take place at the District Council Offices. The address is as follows:

Committee Rooms 1 and 2  
Woodgreen  
Council Offices  
New Yatt Road  
Witney  
OX28 1NB

A map of the offices is available via the following web-link  
<http://www.westoxon.gov.uk/media/182730/Map-of-Council-offices-in-Witney.pdf>

A suitable room will be made available for you together with reserved parking if needed.

You are already aware that we have appointed an independent programme officer Rosemary Morton but she is away until April 2017 and that in the interim, Helen Argo an employee of Cotswold District Council is the main point of contact. I can confirm that neither Rosemary nor Helen have had any connection with the preparation of the Local Plan.

I trust this letter provides all of the information you require but if you require any additional information or clarification over any of the points raised, please feel free to contact me or the Programme Officer.

Yours sincerely

Chris Hargraves  
Planning Policy Manager