

Summary Schedule of Likely Proposed Further Modifications

This summary schedule has been produced at the request of the Inspector and summarises the broad thrust of the likely further modifications to the West Oxfordshire Local Plan 2031 which are currently being considered by the District Council.

These further potential changes have arisen primarily as a result of discussions at the Stage 2 hearing sessions in May 2017 and the Stage 3 hearing sessions in July 2017. Some of the changes were also identified by the Council in its various examination hearing statements having regard to representations received on the originally proposed modifications in November/December 2016.

The summary schedule is set out in plan order and concludes with some proposed changes to maps and figures as well as a number of general over-arching matters.

1. INTRODUCTION

No proposed changes.

2. WEST OXFORDSHIRE IN 2016

Policy/supporting text reference	Summary of proposed likely change and reason
Paragraphs 2.5 and 2.5a	Minor amendments in relation to Long Hanborough which is proposed to be reinstated as a designated Rural Service Centre.

3. WEST OXFORDSHIRE IN 2031 – OUR VISION

Policy/supporting text reference	Summary of proposed likely change and reason
Core Objective 14	Minor amendment to reflect updated natural and historic environment policies (see Section 8.0 below) having regard to discussions held during Stage 2 hearings.

4. OVERALL STRATEGY

Policy/supporting text reference	Summary of proposed likely change and reason
Policy OS2 – Locating Development in the Right Places and supporting text at paragraphs 4.14 – 4.21 including Table 4.1	Policy OS2 to be amended to avoid duplication/overlap with Policies H1 and H2, the intention being that OS2 will focus more clearly on the overall strategy, H1 on the quantum and distribution of housing by sub-area and H2 on delivery including the criteria against which residential proposals will be considered. Consequential amendments to supporting text at 4.14 – 4.21. Re-instatement of Long Hanborough as a designated Rural Service Centre. Consequential amendments to Table 4.1 and supporting text.
Policy OS5 – Supporting Infrastructure and supporting text at paragraphs 4.36 – 4.45	Potential revisions to Policy OS5 and the supporting text to ensure a consistency of approach towards infrastructure provision throughout the plan (e.g. paragraphs 9.2.48 and 7.32) particularly in relation to the provision of strategic transport infrastructure.

5. PROVIDING NEW HOMES

Policy/supporting text reference	Summary of proposed likely change and reason
Policy H1 – Amount and Distribution of Housing and paragraphs 5.18 – 5.23	<p>Policy H1 to be amended to avoid duplication/overlap with Policy OS2 – Locating Development in the Right Places (see above) and Policy H2 – Delivery of New Homes.</p> <p>Policy H1 also to be amended in relation to the quantum of housing by sub-area with the indicative figure for the Eynsham – Woodstock Sub-Area presented as one ‘composite’ figure including Oxford’s unmet housing need (as per Policy EW2 - Eynsham – Woodstock Sub-Area Strategy).</p> <p>Potential consequential amendments to supporting text at paragraphs 5.18 – 5.23</p> <p>Minor amendment to Paragraph 5.22 to clarify that it is not the Council’s intention to separately ‘ring-fence’ Oxford City’s unmet housing need.</p>
Policy H1 - Amount and Distribution of Housing and paragraphs 5.15 and 5.25	<p>Minor amendments to refer to provision of ‘at least’ 15,950 homes to reflect the fact this is not a ‘ceiling’ to development. The principle of this was agreed in the Council’s hearing statement for Matter 7. Similar, amendment to a number of other related policies which refer to housing numbers.</p>
Paragraphs 5.26 and 5.76	<p>Potential revisions to supporting text at paragraphs 5.26 and 5.76 to clarify the Council’s position on the inclusion of C2 uses in terms of housing land supply.</p>
Policy H2 – Delivery of New Homes	<p>Policy H2 to be amended to avoid duplication/overlap with Policy OS2 – Locating Development in the Right Places (see above) and Policy H1 – Amount and Distribution of Housing.</p> <p>Also to clarify the Council’s approach in light of specific issues raised regarding the current wording of Policy H2 in the Inspector’s questions on Matter 7 – Providing New Homes.</p> <p>Potential consequential amendments to supporting text at paragraphs 5.25 – 5.34d</p>

Policy/supporting text reference	Summary of proposed likely change and reason
Policy H3 – Affordable Housing and paragraphs 5.41 – 5.47	<p>Policy H3 to be amended to ensure consistency with PPG and written ministerial statement in relation to provision of financial contributions towards affordable housing in the AONB.</p> <p>Potential consequential amendments to supporting text at paragraphs 5.41 - 5.47</p>
Policy H3 – Affordable Housing and paragraph 5.50	<p>Policy H3 to also potentially be amended in relation to affordable housing requirements for supported living accommodation (extra-care and sheltered housing).</p> <p>Potential consequential amendment to paragraph 5.50.</p>
Paragraphs 5.52 – 5.53	Minor amendment to supporting text to include reference to ‘rent to buy’ as a form of affordable housing tenure.
Policy H4 – Type and Mix of New Homes and paragraphs 5.77 and 5.83.	Potential revisions to Policy H4 and supporting text in relation to accessible and adaptable housing and wheelchair adaptable housing in order to clarify the Council’s approach/justification.
Policy H4 – Type and Mix of New Homes and paragraph 5.86	Policy H4 to be amended to address the public equality duty to consider the needs of those who identify themselves as Gypsies and Travellers but no longer travel. Additional text to be added to Policy H4 as well as the supporting text after paragraph 5.86.
Policy H7 – Travelling Communities and paragraphs 5.120 – 5.121e	Amendment to Policy H7 in relation to the pitch requirement for gypsies and travellers to more fully reflect the Council’s evidence base. Consequential amendments to supporting text at paragraphs 5.120 – 5.121e to also include reference to those who have ceased travelling with appropriate cross-reference to Policy H4 – Type and Mix of New Homes (see above).

6. SUSTAINABLE ECONOMIC GROWTH

Policy/supporting text reference	Summary of proposed likely change and reason
Paragraph 6.5	Minor amendment to the job number for RAF Brize Norton (increase from 4,000 jobs to 7,300 jobs) to correct a factual inaccuracy and for consistency with the rest of the plan.
Policy E1 – Land for Employment and paragraphs 6.18 – 6.25a	<p>Policy E1 to be amended to delete reference to land west of Downs Road, Witney as an area of long-term development potential, to clarify the proposed level of employment land proposed at Carterton in line with the Council’s economic evidence (ECON1).</p> <p>Also to clarify the proposed level of employment land proposed at East Chipping Norton in light of the further masterplanning undertaken by the site promoter (5 ha instead of 9ha).</p> <p>Policy E1 also amended to clarify policy (e.g. developments being ‘refused’ rather than ‘resisted’).</p> <p>Consequential amendments to supporting text.</p>
Paragraph 6.27	Minor amendment to refer to the ‘change of use’ of existing employment sites rather than the ‘loss of’.
Policy E5 - Local Services and Community Facilities and paragraphs 6.61 – 6.64	<p>Minor amendments to Policy E5 for clarification in relation to development proposals.</p> <p>Minor consequential amendments to supporting text to clarify the approach to be taken in the rural service centres.</p>
Policy E6 – Town Centres and paragraphs 6.71 - 6.83	<p>Minor amendments to Policy E6 to clarify and strengthen policy in relation to development proposals and to cross-refer to Policy T4 – Parking Provision.</p> <p>Consequential amendments to supporting text for clarification and to explain in more detail how the policy will be applied including how consideration will be given to excessive concentrations of single uses.</p>

7. TRANSPORT AND MOVEMENT

Policy/supporting text reference	Summary of proposed likely change and reason
Paragraph 7.32	Potential minor revision to ensure consistency with Policy OS5 – Supporting Infrastructure, paragraph 9.2.48 and other relevant text on the provision of infrastructure through development.

8. ENVIRONMENTAL AND HERITAGE ASSETS

Policy/supporting text reference	Summary of proposed likely change and reason
Policy EH1 – Landscape Character and paragraphs 8.3 and 8.10	Policy EH1 and supporting text to be amended to refer to the avoidance of pollution especially noise and light.
Policy EH1a – Cotswolds Area of Outstanding Natural Beauty (new policy) and paragraphs 8.3 – 8.6.	New policy proposed in relation to the Cotswolds AONB. Consequential amendments to supporting text.
Paragraph 8.7	Minor addition to include cross-reference to Policy OS3 on the Prudent Use of Natural Resources and Policy EH6 on Environmental Protection.
Policy EH2 – Biodiversity and paragraphs 8.19 – 8.23	<p>Policy to be retitled ‘Biodiversity and Geodiversity’ and also to be amended to take account of a number of factual updates and points of clarification raised by Berks, Bucks & Oxon Wildlife Trust (BBOWT) and the Forestry Commission.</p> <p>Policy also to be strengthened in relation to requirements for biodiversity impact assessment of development proposals.</p> <p>Consequential minor amendments to supporting text.</p> <p>These proposed changes are already set out in a statement of common ground (WOLP62).</p>

Policy/supporting text reference	Summary of proposed likely change and reason
Policy EH3 – Public Realm and Green Infrastructure and paragraphs 8.27 – 8.28	<p>Policy to be separated out into EH3 – Public Realm and Green Infrastructure and EH3a – Sport, Recreation and Children’s Play. Policy text to be clarified and strengthened to address various issues raised by Berks, Bucks & Oxon Wildlife Trust (BBOWT) and the Forestry Commission.</p> <p>Consequential minor amendments to supporting text.</p> <p>These proposed changes are already set out in a statement of common ground (WOLP62).</p>
Policy EH4 - Decentralised and renewable or low carbon energy development and paragraphs 8.35 – 8.43	<p>Policy EH4 to be amended to clarify and update the position in relation to national policy, including relevant Written Ministerial Statement, particularly in relation to wind energy and in light of local evidence.</p> <p>Policy EH4 also to be strengthened by further clarification on feasibility of decentralised energy systems.</p> <p>Consequential minor amendments to supporting text to emphasise role of local evidence and to provide consistency with neighbouring authorities.</p>
Policy EH6 – Environmental Protection	<p>Minor amendment to policy to include cross-reference to Policy EH1 for additional clarity.</p> <p>Further minor amendment to clarify the County Council’s role in relation to minerals and waste planning.</p>
Paragraph 8.59	<p>Minor amendment to include additional reference to modal shift towards walking and cycling.</p> <p>The principle of this change has already been set out in the Council’s hearing statement for Matter 10.</p>
Policy EH7 – Historic Environment and supporting text at paragraphs 8.75 – 8.92a	<p>Initial changes already set out in WOLP55.</p> <p>Potential further revisions to Policy EH7 to take account of comments raised by Historic England and other parties. Potential individual supplementary policies on specific heritage assets (e.g. listed buildings, conservation areas etc.). Consequential amendments to supporting text and potential addition of new supporting text.</p> <p>This issue remains under discussion with Historic England.</p>

9. STRATEGY AT THE LOCAL LEVEL

Policy/supporting text reference	Summary of proposed likely change and reason
Witney Sub-Area	
Paragraph 9.2.48	<p>Potential minor revision to ensure consistency with Policy OS5 – Supporting Infrastructure, paragraph 7.32 and other relevant text on the provision of infrastructure through development.</p> <p>Also to delete reference to potential market saturation in the Witney area given there is no evidence to support this.</p>
Policy WIT2b – Land West of Minster Lovell	Amend policy to refer to the provision of 125 units rather than 85 reflecting the fact that the Council is supportive in principle of a higher density scheme.
Policy WIT3 – Witney Town Centre Strategy and supporting text	<p>Potential minor amendments to ensure consistency with proposed changes to Policy E6 – Town Centres.</p> <p>Minor amendment to supporting text to include reference to the Witney Conservation Area.</p>
Policy WIT4 – Witney Sub-Area Strategy	Minor amendment to clarify that 10 ha of employment land will be provided as an integral part of the committed urban extension at West Witney.
Policy WIT4 – Witney Sub-Area Strategy and paragraphs 9.2.51a – 9.2.51c	Amend Policy WIT4 to delete reference to Land West of Down’s Road being an area of long-term development potential. Paragraphs 9.2.51a – 9.2.51c to be deleted accordingly.
Policy WIT4 – Witney Sub-Area Strategy	Amend Policy WIT4 to delete reference to the particularly vulnerable gap between Witney and Ducklington.

Policy/supporting text reference	Summary of proposed likely change and reason
Carterton Sub-Area	
Policy CA2 – Carterton Town Centre Strategy	Potential revisions to Policy CA2 to ensure consistency with other Town Centre policies and proposed changes to Policy E6 – Town Centres
Paragraph 9.3.50	Correction of minor typographical error in relation to the REEMA sites
Policy CA3 – Carterton Sub-Area Strategy	<p>Policy CA3 to be amended in relation to the proposed quantum of employment land at Carterton (see proposed changes to Policy E1 outlined above).</p> <p>Further potential amendment to refer to the requirement for a new cemetery in the Carterton area.</p>
Chipping Norton Sub-Area	
Policy CN1 - East Chipping Norton SDA and paragraphs 9.4.40 – 9.4.50	<p>Various amendments to Policy CN1 to:</p> <ul style="list-style-type: none"> • Reflect the reduced quantum of residential development now proposed (1,200 homes rather than 1,400) in light of additional masterplanning and capacity work undertaken by the site promoters. • Reflect the associated reduction in the quantum of employment land from 9 ha to 5 ha. • Refer to the need for healthcare provision to be taken into account as part of the proposed development. • Include reference to potential allotment provision/re-provision • Strengthen the references to/requirements for the Eastern Link Road <p>Consequential amendments to the supporting text from 9.4.40 to 9.4.50 including reference to wider benefits of link road.</p>
Policy CN2 - Chipping Norton Sub-Area Strategy	Minor amendment to policy to strengthen the references to/requirements for the Eastern Link Road as per Policy CN1 above.

Policy/supporting text reference	Summary of proposed likely change and reason
Eynsham – Woodstock Sub-Area	
Paragraphs 9.5.30 – 9.5.34 and paragraph 9.5.36	Potential minor revisions to supporting text to take account of reinstatement of Long Hanborough as a designated Rural Service Centre.
Policy EW1a - West Oxfordshire Garden Village SDA and paragraph 9.5.40e	Amend Policy EW1a to include reference to the need for development to take account of the existing aggregate recycling facility within the site boundary and also the issue of mineral safeguarding. Consequential amendment to supporting text at paragraph 9.5.40e.
Policy EW1a - West Oxfordshire Garden Village SDA	Strengthening of references and requirements in relation to biodiversity within the policy. Potential consequential amendments to supporting text.
Policy EW1a - West Oxfordshire Garden Village SDA	<p>Potential minor revisions to refer to the need to consider the integration of access arrangements for the West Eynsham SDA, Garden Village SDA and proposed park and ride. Also more explicit reference to the opportunities for sustainable transport to take account of issues raised by Stagecoach.</p> <p>These potential changes were accepted in principle in the Council’s hearing statement for Matter 14.</p>
Paragraph 9.5.40d	Potential revisions to Garden Village ‘Principles’ set out at paragraph 9.5.40d to ensure consistency with national advice and best practice e.g. TCPA principles.
Policy EW1b – West Eynsham Strategic Development Area	<p>Potential minor revisions to refer to the need to consider the integration of access arrangements for the West Eynsham SDA, Garden Village SDA and proposed park and ride. Also to ensure conformity with LTP4 and to take account of issues raised by Stagecoach in their representations.</p> <p>These potential changes were accepted in principle in the Council’s hearing statement for Matter 14.</p>
Policy EW1c – Land East of Woodstock	<p>Minor amendment to policy to ensure conformity with LTP4 and new criterion added to ensure adequate account is taken of any potential impact on SSSIs.</p> <p>These potential changes were accepted in principle in the Council’s hearing statement for Matter 14.</p>

Policy/supporting text reference	Summary of proposed likely change and reason
Policy EW1d – Land north of Hill Rise, Woodstock	<p>New criterion added to ensure adequate account is taken of any potential impact on SSSIs. Also minor amendment to refer to potential bus terminus arrangements.</p> <p>These potential changes were accepted in principle in the Council’s hearing statement for Matter 14.</p>
Policy EW1e – Land north of Banbury Road, Woodstock	<p>New criterion added to ensure adequate account is taken of any potential impact on SSSIs. Also minor amendment to criterion d) in relation to national policy on less than substantial harm.</p> <p>These potential changes were accepted in principle in the Council’s hearing statement for Matter 14.</p>
Policy EW1f – Land at Myrtle Farm, Long Hanborough	<p>Minor amendment to refer to the need for the conservation and enhancement of the historic environment especially in relation to the setting to the Conservation Area.</p> <p>This potential change was accepted in principle in the Council’s hearing statement for Matter 14.</p>
Policy EW1g – Land at Oliver’s Garage, Long Hanborough	<p>Minor change to criterion e) to ensure conformity with LTP4.</p> <p>This potential change was accepted in principle in the Council’s hearing statement for Matter 14.</p>
Policy EW1h – Former Stanton Harcourt Airfield	<p>Minor additions to policy in recognition of the historic, archaeological and natural features within and adjoining the site.</p> <p>These potential changes were accepted in principle in the Council’s hearing statement for Matter 14.</p>
Policy EW1 – Blenheim World Heritage Site	<p>Minor amendment to refer to great weight being given to the conservation of the Outstanding Universal Value of the World Heritage Site.</p>
Policy EW2 – Eynsham – Woodstock Sub-Area Strategy	<p>Minor revisions in relation to the protection and enhancement of the natural environment and the importance of Green Infrastructure and master planning.</p> <p>This takes account of issues raised by BBOWT and was agreed in principle in the Council’s hearing statement for Matter 14.</p>

Policy/supporting text reference	Summary of proposed likely change and reason
Burford - Charlbury Sub-Area	
Policy BC1a - Land north of Woodstock Road, Stonesfield	Minor revisions to policy to strengthen and clarify requirements in relation to open space and landscape mitigation.
Policy BC1b – Land East of Burford and paragraph 9.6.34m	Correction of typographical error. Should refer to Witney Street rather than Witney Road. This change was identified in the Council’s hearing statement for Matter 15.
Paragraph 9.6.41	The information in paragraph 9.6.41 regarding weight restrictions for HGV traffic is out of date as a scheme is being implemented. Paragraph 9.6.41 will therefore be updated. This change was identified in the Council’s hearing statement for Matter 15.
Policy BC1c – Land North of Jefferson’s Piece, Charlbury	Amend criterion d) to align with the NPPF i.e. ‘conserves and enhances’ rather than ‘preserves or enhances’ and replacement of ‘character’ with reference to ‘special interest, character and appearance’.
Policy BC1d – Land South of Milton Road, Shipton under Wychwood	Minor revisions proposed to policy to clarify requirements in relation to open space and landscape mitigation.

Maps and Figures

Reference	Summary of proposed likely change and reason
Figure 4.1 – West Oxfordshire Sub-Areas and Key Diagram	Amend to reinstate Long Hanborough as a designated 'Rural Service Centre'.
Figure 9.4 – North Witney SDA	Amend to show indicative route of proposed northern distributor road.
Figure 9.4b - Land west of Minster Lovell	Revision to site boundary to correct initial error.
Figure 9.6 – Witney Sub-Area Strategy	Amend to show indicative route of proposed northern distributor road. Delete land west of Downs Road as an area of 'long-term development potential'.
Figure 9.12 – Land East of Chipping Norton SDA	Amendment to reflect reduced quantum of employment land (5 ha not 9ha). Also to show more clearly the proposed southern point of access from the A361/B4026.
Figure 9.14 – Chipping Norton Sub-Area Strategy	Amendment to reflect reduced quantum of employment land (5 ha not 9ha) at East Chipping Norton SDA. Also to show more clearly the proposed southern point of access from the A361/B4026.
Figure 9.15a – West Oxfordshire Garden Village SDA	Amend to show more 'indicative' area for the garden village proposal.
Figure 9.16a – Blenheim Palace WHS Key Views	Replace with more up to date plan taken from the new Blenheim Palace Management Plan.
Fig 9.17a - Land north of Woodstock Road, Stonesfield	Revise to more fully indicate open space/landscape buffer requirements of Policy BC1a

Reference	Summary of proposed likely change and reason
Figure 9.17d – Land South of Milton Road, Shipton under Wychwood.	Amend to clarify requirements in relation to open space and landscape mitigation.
Policies Map - general	<p>Eynsham SDA allocations to be added to the Policies Map.</p> <p>Add list of Policies Maps to the Local Plan.</p>

Other/General issues

Consideration to be given to the most appropriate presentation/format of the housing ‘requirement’ tables for each sub-area. Information to be updated to 1st April 2017.

Review and update Housing Trajectory– Appendix 2 to 1st April 2017

Potential consequential minor amendments to plan policies and supporting text in relation to references to heritage matters and AONB to ensure consistency with PPG and redrafted Policy EH7.

Add a Local Plan Glossary - Appendix 4