



Our Ref: 405/SP  
Your Ref: APP/D3125/W/15/3129767 & APP/D3125/W/15/3139807  
19 April 2016

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Robert Wordsworth  
The Planning Inspectorate  
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2 The Square  
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BS1 6PN

Dear Mr Wordsworth

## **Town and Country Planning Act 1990**

### **Appeals by Pye Homes Ltd**

**Site Addresses: Land south of Witney Road, Long Hanborough, Oxfordshire, OX29 and Riely Close, Long Hanborough, Oxfordshire, OX29**

In your E mail to the appeal parties dated 19 February 2016 you stated that:

*The Inspector anticipates that when the Inquiry resumes, the evidence will be based on that which has already been provided. However, given that the resumption is some time off it may be necessary for evidence to be refined or updated in the event of changing circumstances, policy or background. In order to ensure that no substantive new evidence is introduced at a late stage before resumption, and to give all parties (and the Inspector) adequate time consider any necessary updates, any amended proofs should be submitted to PINS and cross-copied to the other parties no later than **19 April 2016**.*

In accordance with these instructions the appellant will be relying on the original proofs of evidence submitted to you on the 16 January 2016. Some of the evidence, however, it has been necessary to update to reflect changing circumstances, policy or background. This additional material is contained in the addendums and other material listed below:

1. Addendum to Planning Policy & Planning Balance Proof of Evidence by Mr John Ashton – this relates to updated material that has become available since the submission of the original proof relating to the five year housing land supply; the weight to be attributed to housing policies; the implications of recent appeal & high court decisions on decision making & the planning balance;
2. Update on North Cotswold Rail Improvements by David Tucker Associates, which forms Appendix ST10 to the Updated Transport Accessibility and Traffic Impact Statement by David Tucker Associates which itself consists of Appendix 13 to the Planning Policy & Planning Balance Proof of Evidence by Mr John Ashton;
3. Addendum to the Housing Land Supply Proof of Evidence by Mr Alan Divall – this provides an update with regard to the current situation on the five year housing land supply;

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4. Landscape and Visual Proof of Evidence Addendum by Alastair Macquire of Aspect – this relates to an assessment of particular viewpoints and comments raised by the Inspector and the Council at the site visit on the 16<sup>th</sup> February 2016;
5. Amended plan for the proposed location of the playing field drawing SK010D – at the site visit the Council's representative stated that the 2.1 metre fence around the playing field would have a significant impact on users of the permissive path and public right of way that adjoin the proposed playing field. These comments have been taken into account and the fence moved further away from the footpaths. Moving the fence and adjoining hedgerow are the only changes that have been made to plan SK010 B (PYE 2.10), which was the plan before the Inquiry on the 19<sup>th</sup> February 2016;
6. Draft Memorandum of Further Agreement between Oxfordshire County Council; Vanbrugh Trustees Limited & Vanbrugh Trustees No. 2 Limited – this relates to an amendment to the area to be transferred to Oxfordshire County Council under the Section 106 Agreement signed on the 15 February 2016 arising from the amendment to the fence line shown on amended playing field drawing SK010D. This Draft Memorandum of Further Agreement is not yet signed but will be forwarded to you before the Inquiry starts as soon as it has been completed;
7. Updated Statement of Common Ground which has been revised to take account of the changes that have occurred since the original Statement of Common Ground was signed on the 12 February 2016. This Updated Statement of Common Ground was sent to the council on the 12 April 2016, but as its response is currently awaited, it is still a draft at present;
8. CIL Compliance statement which has been produced by West Waddy ADP and sent to the Council on the 12 April 2016, but as its response is currently awaited, it is still a draft at present.
9. Updated Core Document list to reflect the addition of the documents and plan listed above.
10. Updated list of submitted plans.

Please find enclosed two hard copies of each of these documents for the Inspector and the Council. I will also circulate the reports electronically to yourself; the Council and all Rule 6 parties.

Please give me a call if there is anything you would like to discuss with me further.

Yours sincerely

**Steve Pickles, BA, MSC, Dip TP, MRTPI  
For West Waddy ADP**

Enc.

