

## **South Oxfordshire Local Plan**

### **Inspector's Response to PSD 66 – Modifications to Reflect Updates to Use Classes Order**

I should like to thank the Council for their review of the plan in the light of the changes to the UCO (Document PSD66). I broadly agree with the analysis in that document, but some additional changes are required.

#### **Policy TC2**

This is no longer just about retail and its title should refer to town centre uses.

Part 4 is redundant and should be deleted since the changes it seeks to regulate are all permissible under Class E. It might be replaced with something that says that "...development proposals for uses within Class E will be permitted within the town centre boundaries" and this could be combined with Part 6.

Part 7 should begin with "Where planning permission is required". The Council should say in the supporting text that the retail impact analysis threshold will be kept under review (see below).

#### **Policy TC3**

Part 4: the stated RIA threshold of 500 square metres may turn out to be ineffective. This is a new situation that needs to be monitored. The wording needs to provide the Council with the flexibility to adjust the RIA threshold in the light of future circumstances (just as it does with housing mix).

#### **Policy TC5**

Whilst acknowledging that Part 2 starts with "Where planning permission is required", the policy clearly only addresses the loss of retail uses when it should relate to all Class E uses, since there will be no purpose in distinguishing between them. This needs to be re-worded in a main modification to make it apply to the loss of E Class uses.

#### **Policy CF1**

In the interests of effectiveness this policy now needs to be clearly identified with Use Class F.2. "Proposals that would result in the loss of an essential community facility or service within Class F.2 of the Use Classes Order..."