South Oxfordshire and Vale of White Horse Joint Local Plan 2041

ID41

Planning Inspectorate

South Oxfordshire and Vale of White Horse Joint Local Plan 2041

Independent Examination Hearing - Part 3

Matter 13 – Town Centres and Retailing

Wednesday 25 November 2026 (pm)

Agenda

Please Note:

• The Hearing session will sit from 2pm to 5pm with a short break mid-afternoon.

• Participants are encouraged to familiarise themselves with the Hearing Statements (and any additional evidence) produced by the Councils and other parties in respect of the matters addressed at this Hearing session. These are available on the Examination website.

• References to Matters, Issues and Questions (MIQs) are to the MIQs for the Examination [ID29]. The areas for discussion relate to points the Inspectors require further information on.

Where we refer to the National Planning Policy Framework (NPPF) it is the December 2023 version. Similarly, any reference to the Planning Practice Guidance (PPG), will be to the version relevant to the December 2023 NPPF.

Inspectors' Opening Announcements

Matter 13:

ISSUE – Does the Plan support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation?

Areas for Discussion:

TCR1

- Centre hierarchy – role and function of centres (Q13.1.1)
- MM14 (Q13.1.9)

TCR2

- Approach to retail and main town centre uses (Q13.1.2)
- Threshold (part 3a/b) (Q13.1.3)
- Town centre and primary shopping area boundaries (Q13.1.4)

TCR3

- Town Centres and Retail Study (HES22/HES22.1/HES22.2) -Quantitative and Qualitative Need (Q13.1.5)
- Retail floorspace provision (Q13.1.6)

TCR4

- Retail and service provision in villages and local centres (Q13.1.7)
- Threshold for retail impact assessment (Q13.1.8)