



**Vale
of White Horse**

District Council

Publication Version
October 2017



Local Plan 2031
Part 2
**Detailed Policies and
Additional Sites**

TOPIC PAPER 3

Building Healthy
and Sustainable
Communities

This paper is one of six topic papers, listed below, which form part of the evidence base in support of the Publication Version of the Vale of White Horse Local Plan 2031 Part 2.

These topic papers have been produced to present an overview of the evidence that has been considered in drafting the Local Plan 2031 Part 2. It is hoped that this will make it easier to understand how we have reached our conclusions.

The papers are available to view and access from the Council website:

www.whitehorsedc.gov.uk/LPP2

Topic Papers

1. Duty to cooperate
2. Site selection
3. Building Healthy and Sustainable Communities
4. Supporting Economic Prosperity
5. Supporting Sustainable Transport and Accessibility
6. Protecting the Environment and Responding to Climate Change

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1.0 INTRODUCTION

- 1.1 This topic paper sets out the process undertaken and evidence considered by the Council to inform the policies in Local Plan 2031 Part 2 in relation to 'Building Healthy and Sustainable Communities'.
- 1.2 The Local Plan 2031 Part 2 will sit alongside the Local Plan 2031 Part 1 which was adopted in December 2016¹. The Part 1 plan sets the strategic priorities for the district to deliver sustainable development. It identifies the number of new homes and jobs to be provided in the area for the period up to 2031. It also identifies a number of district wide policies which provide strategic guidance on a number of topics.
- 1.3 The Part 2 plan complements the Part 1 plan by setting out:
- policies and locations for new housing to meet the Vale's proportion of Oxford's housing need, which cannot be met within the City boundaries, as agreed by the Oxfordshire Growth Board
 - policies for the part of Didcot Garden Town that lies within the Vale of White Horse District
 - detailed development management policies to complement the strategic policies set out in the Part 1 plan and replace the remaining saved policies of the Local Plan 2011, where appropriate, and
 - additional site allocations for housing.
- 1.4 This topic paper is one of a series that reflect the four thematic areas central to the Local Plan. These themes are as follows:
- Building Healthy and Sustainable Communities
 - Supporting Economic Prosperity
 - Supporting Sustainable Transport and Accessibility
 - Protecting the Environment and Responding to Climate Change
- 1.5 This topic paper explains how the Council has formulated its policies in relation to the Building Healthy and Sustainable Communities theme. This includes housing and community services and facilities.

¹ Vale of White Horse District Council (2016) *Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies*, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites>

1.6 The structure of each topic paper reflects the following:

- **National Policy Context:** a brief summary of relevant national policies e.g. National Planning Policy Framework (NPPF), National Planning Practice Guidance (PPG) and relevant legislation.
- **Local Policy Context:** outlines relevant Core Policies in the Part 1 plan and provides a review and assessment of the relevant remaining saved policies in the Local Plan 2011.
- **Evidence:** summarises key evidence and its outcomes.
- **Sustainability Appraisal:** provides the conclusions of the Sustainability Appraisal of the Part 2 plan policies.
- **Summary of Consultation:** summarises key issues identified through each stage of consultation, including informal engagement with specialist officers and Regulation 18 public consultation in March 2017.
- **Key Issues:** summarises the key issues considered in formulating the Part 2 plan policies reflecting national and local policies, evidence and consultation outcomes.
- **Conclusions:** provides the conclusions that have been reached in informing the Preferred Options and the Publication Version plans.

2.0 HOUSING

2.1 This section summarises the process the Council has followed to formulate its policies in relation to the housing topic.

National Policy Context

National Planning Policy Framework (NPPF)

2.2 Section 6 of the National Planning Policy Framework (NPPF) sets out the Government's policies on 'Delivering a wide choice of high quality homes'. Key aims of the NPPF include widening the choice of high quality homes² and significantly boost the supply of housing³. Local planning authorities are required to ensure their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.

2.3 To ensure a wide choice of high quality homes is delivered, local planning authorities also need to:

- plan for a mix of housing based on the current and future demographic needs of different groups in the community (including families with children, older people, people with disabilities, and people wishing to build their own home), and
- identify the size, type and tenure and range of housing that is required reflecting local demand.⁴

2.4 The NPPF aims to promote sustainable development in rural areas with housing being located where it will enhance or maintain the vitality of rural communities⁵. However, the NPPF is clear that new isolated homes in the countryside should be avoided unless there are special circumstances, such as; the essential need for a rural worker, development would represent optimal viable use of a heritage asset or secure the future of the asset; would re-use redundant or disused buildings and lead to enhancement to immediate setting; or if what is proposed is of exceptional quality or innovative design.

2.5 The quality of development is also important, the NPPF emphasises the importance of inclusive design for all development in creating safe and accessible environments⁶.

2.6 The NPPF is clear that all local planning authorities are expected to prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities⁷. The SHMA needs to identify the

² CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 9

³ CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 47

⁴ CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 50

⁵ CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 55

⁶ CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 57 and 58

⁷ CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 159

scale, range of tenures and mix of housing required to meet needs and address the need for all types of housing including the needs of different groups in the community, including older people, people with disabilities and people wishing to build their own homes.

- 2.7 The NPPF states that any local standards that are set out in local plans, such as those for affordable housing, car parking, public and private space etc. will need to be assessed to identify their likely cumulative impact on development. This is to ensure the implementation of a local plan is deliverable and that development is viable.

Planning Practice Guidance (PPG) and Other Legislation and Guidance

- 2.8 The Planning Practice Guidance (PPG) provides additional guidance to complement the national policies set out in the NPPF. In relation to housing, the PPG, as updated in July 2017, provides guidance on a range of matters including for self-build and space standards for housing, which are discussed in more detail below.
- 2.9 The PPG⁸ considers it critical for local planning authorities to set out the needs for providing housing for older people given the projected increase in households aged 65 and over. It is also suggested that local planning authorities need to consider the size and quality of dwellings needed in order to enable older people to live independently and safely in their own home for as long as possible.

Self-Build

Self-Build and Custom Housebuilding Act 2015

- 2.10 The Self-Build and Custom Housebuilding Act 2015⁹ defines self and custom housebuilding 'where an individual, an association of individuals or persons working with or for individuals or association of individuals, build or complete houses to be occupied as homes by those individuals'.
- 2.11 The Act places a duty on local planning authorities to keep a register of individuals and associations that have expressed an interest in acquiring serviced plots and custom self-build. It also places a duty on local planning authorities to have regard to the register when carrying out their planning, housing, land disposal and regeneration functions.

Self-Build and Custom Housebuilding Regulations 2016

- 2.12 The Self-Build and Custom Housebuilding Regulations 2016¹⁰ sets out the requirements for the serviced plots of land to have access to a public highway

⁸ CLG (2014) *Planning Practice Guidance*, Paragraph: 021 Reference ID: 2a-021-20160401

⁹ Self-Build and Custom Housebuilding Act 2015, available at:
<http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>

¹⁰ The Self-build and Custom Housebuilding Regulations 2016, available at:
<http://www.legislation.gov.uk/uksi/2016/950/contents/made>

and connections for utilities including electricity, water and wastewater. The Regulations make provisions for information to be provided by individuals seeking a self-build plot. The Regulations also set out clear eligibility criteria that should be met before an individual or association can be placed on the Register.

Planning Practice Guidance (PPG)

- 2.13 The PPG requires local planning authorities, when considering whether a home is a self-build or custom build home, to be satisfied that the owner of the home will have input into the final layout and design¹¹.
- 2.14 The PPG¹² also advises that self-build and custom house build registers should provide valuable information on the demand for self-build and custom housebuilding for an area and this should form part of the evidence base of demand for this type of housing.
- 2.15 The PPG was updated in July 2017 to provide further guidance on how relevant authorities should be considered how they best support self and custom housebuilding. For local planning authorities this includes developing policies in Local Plans that support the provision for self-build and custom housebuilding¹³.

Housing and Planning Act 2016

- 2.16 The Housing and Planning Act 2016¹⁴ places a further duty on local planning authorities to grant suitable development in respect of sufficient serviced plots to match the demand on their self-build and custom build register. Demand is evidenced by the number of entries on the register added during the Local Plan period.

Space Standards

- 2.17 The PPG advises that local planning authorities should consider adopting the nationally described space standards and the Optional Building Regulations standards (Part M) for accessibility. The PPG states that local planning authorities have the option to set additional technical requirements which exceed the minimum standards required by the Building Regulations in respect of access and the nationally described space standards. However, to be able to adopt both additional requirements, local planning authorities need to gather evidence to determine whether there is a need for additional standards in their area to justify appropriate policies in their local plans¹⁵.

¹¹ CLG (2014) *Planning Practice Guidance*, Paragraph: 016 Reference ID: 57-016-20170728

¹² CLG (2014) *Planning Practice Guidance*, Paragraph: 003 Reference ID: 57-003-20160401

¹³ CLG (2014) *Planning Practice Guidance*, Paragraph: 025 Reference ID: 57-025-20170728

¹⁴ The Housing and Planning Act 2016, available at:
<http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted>

¹⁵ CLG (2014) *Planning Practice Guidance*, Paragraph: 002 Reference ID: 56-002-20160519

- 2.18 Part M(4) of the Building Regulations 2010 sets out the accessibility standards for dwellings, with requirements set out in three categories as summarised in Table 1 below.

Table 1: Part M of Building Regulations 2010¹⁶

<p>Approved Document M – Access to and use of buildings: Volume 1 – Dwellings</p>	<p>Contains updated guidance and introduces three categories of dwellings:</p> <p>M4(1) Category 1 – Visitable dwellings M4(2) Category 2 – Accessible and adaptable dwellings M4(3) Category 3 – Wheelchair user dwellings</p>
<p>M4 (1) Category 1 – Visitable dwellings</p>	<p>A new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey.</p>
<p>M4(2) Category 2 – Accessible and adaptable dwellings</p>	<p>A new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.</p>
<p>M4(3) Category 3 - Wheelchair user dwellings</p>	<p>A new dwelling makes reasonable provision, either at completion or at a point following completion for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.</p>

- 2.19 The PPG considers that evidence in the SHMA should be used to determine in part, what is needed to demonstrate the need for people with specific requirements¹⁷.
- 2.20 If evidence demonstrates a need for high accessibility or adaptability standards, local planning authorities can only require a higher standard by reference to the Optional Building Regulations, M4(2) and M4(3) in local plan policy. Policy should clearly state what proportion of new dwellings should comply with the requirements including taking account of site specific factors, such as flooding,

¹⁶ HM Government (2010) *The Building Regulations 2010 – Approved Document M – Access to and use of buildings: Volume 1 – Dwellings*, available at:

<https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

¹⁷ CLG (2014) *Planning Practice Guidance*, Paragraph: 006 Reference ID: 56-006-20150327

and viability where some sites may be less suitable to provide M4(2) and M4(3) compliant dwellings. Further information on Part M of Building Regulations 2010 can be found in **Table 1**.

- 2.21 The PPG is clear that local plan policies can only apply the higher standard for wheelchair accessible homes M4 (3) to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling¹⁸. However, as an exception, the PPG is clear that local planning authorities can apply a different standard, outside of the wheelchair accessible standard, provided there is a specific and clearly evidenced accessibility need¹⁹.
- 2.22 The Government's Technical Housing Standards – Nationally Described Space Standards²⁰ sets out standards for the internal space of new dwellings and is applicable to all tenures. It identifies requirements for the gross internal (floor) area at a defined level of occupancy by bed size as well as floor areas and dimensions for key parts of the home. The standards require new dwellings to provide at least the gross internal floor area and built in storage areas as set out in Table 1 of the document.
- 2.23 To adopt both standards, local planning authorities must consider the impact on these standards as part of their Local Plan viability assessment. The evidence presented in the 'Impact Assessment' issued alongside the Housing Standards Review can be taken account of in such assessments²¹.

Local Policy Context

Local Plan 2031 Part 1: Strategic Sites and Policies (Part 1 plan), Adopted December 2016

- 2.24 The Local Plan 2031 Part 1 identifies the number of new homes and allocates strategic development sites to help meet this need. Strategic Objectives 1-3 of the Local Plan identify the key objectives for housing. This includes the need to provide for a range of homes, to cater for existing and future residents' needs, including the needs of different groups in the community and provision for a growing older population and direct growth to the most sustainable locations in the district.
- 2.25 The Part 1 plan sets out a number of strategic policies relating to housing, including:
- **Core Policy 3: Settlement Hierarchy** which classifies the settlements in the Vale according to their role and function

¹⁸ CLG (2014) *Planning Practice Guidance*, Paragraph: 009 Reference ID: 56-009-20150327

¹⁹ CLG (2014) *Planning Practice Guidance*, Paragraph: 011 Reference ID: 56-011-20150327

²⁰ CLG (2015) Technical Housing Standards – Nationally Described Space Standard, available at: <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

²¹ CLG (2014) *Planning Practice Guidance*, Paragraph: 003 Reference ID: 56-003-20150327

- **Core Policy 4: Meeting Our Housing Needs** sets out the Spatial Strategy and housing requirement for the District, including specifying the location of new housing, ensuring development is built in the most appropriate locations
- **Core Policy 22: Housing Mix** ensures the right mix of housing sizes are provided
- **Core Policy 24: Affordable Housing** sets out the Council's approach to the provision of affordable housing as part of new residential development
- **Core Policy 25: Rural Exception Sites** which identifies the circumstances in which affordable housing can be provided on 'exception sites' in the rural areas, where residential development would not normally be permitted.
- **Core Policy 26: Accommodating Current and Future Needs of an Ageing Population** sets out measures to encourage the provision of housing to meet the needs of the ageing population, and
- **Core Policy 27: Meeting the Housing Needs of Gypsies, Travellers and Travelling Show People** sets out the needs for gypsies, travellers and travelling show people in the district

2.26 The Part 1 plan states that the Council will consider the case for setting out higher accessibility, adaptability and wheelchair housing standards in the Part 2 plan, taking account of the advice set out within the PPG²².

Saved Policies in Local Plan 2011

2.27 The Vale of White Horse Local Plan 2011 (LP2011) was adopted in July 2006. The majority of policies in the LP2011 were 'saved' by the Secretary of State in 2009. Following the adoption of the Part 1 plan, a number of saved LP2011 policies were replaced, however some policies continued to be saved through the Part 1 plan and will be replaced by the Part 2 plan.

2.28 The remaining saved policies relating to housing, that have been reviewed as part of preparing the Part 2 plan are:

- GS6 Redevelopment of Buildings Outside Settlements
- GS7 Re-use of Vernacular Buildings Outside Settlements
- GS8 Re-use of Non-Vernacular Buildings Outside Settlements
- H14 The Sub-Division of Dwellings
- H20 Accommodation for Dependant Relatives
- H25 Garden Extensions

2.29 An assessment of these saved policies has been undertaken to consider if these policies remain appropriate and consistent with national policy and guidance, and if they should be replaced or updated by new policies within the Part 2 plan. **Appendix 1** shows the outcome of this assessment. In summary,

²² Vale of White Horse District Council (2016) *Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies*, Paragraph 6.24, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites>

5 of the 6 saved policies have been updated or carried forward into the Part 2 plan with 1 saved policy (H25) not being replaced.

- 2.30 It is not considered necessary to take forward the 'Garden Extensions' policy as other policies in the Local Plan 2031 provide a sufficient framework for determining such proposals e.g. CP37: Design and Local Distinctiveness and CP44: Landscape.

Evidence

- 2.31 A range of evidence base studies have been used to support the preparation of the policies. Below is a short summary of each study that has helped to shape the policies.

Oxfordshire Strategic Housing Market Assessment (2014)

- 2.32 The Oxfordshire Strategic Housing Market Assessment' (SHMA) was published in April 2014²³. The SHMA identifies the objectively assessed housing need for each of the districts in the Oxfordshire Housing Market Area including housing needs for specific groups. The key findings from the SHMA relating to needs of specific groups, include:

- the older person population of Oxfordshire is projected to increase significantly up until 2031
- the increased population of older persons will result in a need for more households with specialist needs, including specialist housing such as sheltered or extra care provision
- the indicative net need for specialist housing for older people in the Vale is between 1635 to 2371 additional units up until 2031
- currently, 22% of households contain someone with a long-term health problem or disability. Demographic trends also show growth in the population and number of households with disabilities up to 2031
- an analysis of younger person households shows a high reliance on rented housing, and
- there is a need to provide for an element of smaller housing units.

- 2.33 The Part 1 plan identified development site allocations and policies to 'fully' meet the objectively assessed development and infrastructure requirements for the District. The Part 1 plan also sets out a number of strategic policies that apply across the district as a whole and provide greater detail to ensure a balance is met between addressing local housing needs and the quality of life in existing settlements.²⁴

- 2.34 The findings of the SHMA demonstrate a need for the Part 2 plan to provide additional policies and detail relating to the provision of housing for specialist

²³ Oxfordshire Strategic Housing Market Assessment 2014

²⁴ Vale of White Horse District Council (2016) Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies, Paragraph 6.24, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites>

and older population needs. It also demonstrates a need to consider policies that support the provision of smaller dwellings.

Joint Strategic Needs Assessment – Needs Analysis for Older People in Oxfordshire (2016)

- 2.35 The Joint Strategic Needs Assessment (JSNA)²⁵ provides information about Oxfordshire’s population and the factors affecting health, wellbeing and social care needs. The ‘Needs Analysis for Older People in Oxfordshire’ was published in 2016²⁶ and complements the Oxfordshire JSNA.
- 2.36 The Report concluded that Oxfordshire’s older population has grown quicker than the regional and national averages. Coupled with a slower rise in disability-free life expectancy and healthy life expectancy, the report suggests that more people are likely to be living into older age with long-term health conditions and therefore there is a need for the Council to consider the provision of housing for specialist needs and needs associated with an ageing population.
- 2.37 The assessment suggests that issues affecting older residents in Oxfordshire are likely to centre on affordability and suitability for older people’s needs. Core Policy 24: Affordable housing and Core Policy 26: Accommodating Current and Future Needs of the Ageing Population in the Part 1 plan provide support in meeting the needs for the older residents within the Vale.

Draft Vale of White Horse and South Oxfordshire Housing Delivery Strategy 2017

- 2.38 The Council, in partnership with South Oxfordshire District Council have produced a joint draft Housing Delivery Strategy.²⁷ The Strategy will work alongside the local plan to guide how the Council will meet the housing requirement by proactively working with landowners, developers, local communities and infrastructure providers, helping to bring sites forward and working with existing and new partners to develop innovative housing solutions. This Strategy draws on the information contained within the Strategic Housing Market Assessment (SHMA) and reflects evidence contained in the Joint Oxfordshire Strategic Needs Assessment. The Strategy identifies recommendations for consideration in preparing the Part 2 plan. These include:
- the need for housing to meet specialist and older population needs

²⁵ Oxfordshire County Council (2016) Joint Strategic Needs Assessment, available at: <http://insight.oxfordshire.gov.uk/cms/joint-strategic-needs-assessment>

²⁶ Oxfordshire County Council (2016) *Joint Strategic Needs Assessment – Needs Analysis for Older People in Oxfordshire*, available at: <http://insight.oxfordshire.gov.uk/cms/needs-analysis-older-people-oxfordshire>

²⁷ *Joint Draft Housing Delivery Strategy for South Oxfordshire and Vale of White Horse (2017)*, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/housing/joint-housing-delivery-strategy>.

- as the majority of older people will continue to live in mainstream housing in the future, the need for mainstream housing stock to be adaptable and flexible to meet the changing needs of households
- demographic and disability data suggests there is a case for increasing housing stock of accessible and adaptable buildings in line with Part M (Categories 2 and 3) of the Building Regulations
- a consideration to building to Category 2 standard in the market sector is the impact on build costs and thus viability.
- the Strategy demonstrates there is a need in the districts to apply the following standards, subject to viability assessment
 - All affordable homes should meet Category 2
 - 5% of affordable homes at Category 3
 - 15% of market homes should meet Category 2
 - 2% of market homes should meet Category 3
- the Strategy sets out options for the Council to consider making more specific provision for specialist housing, which could include allocating specific sites to meet this need or consider opportunities as part of the Didcot Garden Town
- the Strategy suggests there is evidence of a substantial proportion of small properties within the market sector that fall below the new nationally described space standards. This evidence is supportive of a policy which introduces these space standards as a means to improve the space available
- the Strategy suggests the following standards should be applied to South and Vale Districts:
 - all affordable homes should meet the nationally described space standards.
 - in the market sector, the Councils should apply the minimum space standard for 1 and 2 bed properties.

2.39 The draft joint Housing Delivery Strategy was emerging at the point of the Preferred Options plan. A draft of the Strategy is currently out to consultation until 23 October 2017.

Viability Update (March 2017) and Viability Statement (October 2017)

2.40 The Council commissioned HDH Planning and Development Ltd to undertake a viability assessment²⁸ of the Part 2 plan. Viability assessment tests the effectiveness of the cumulative impact of the policies in the Part 2 Plan and whether they would put a development at risk.

2.41 The Viability Update and Statement have assessed the viability of the housing policies and conclude that the housing development management policies do not add additional burdens to developers.

²⁸ HDH Planning and Development Ltd. (2017) Local Plan 2031 Part 2: Viability Update and Statement, available at:

2.42 In relation to space standard HDH Planning and Development Ltd consider the following:

- Category 2: the additional cost of applying this category is minimal. The uplifted build costs in the viability assessment already accounts for this extra cost
- Category 3: the additional cost of applying this category is more expensive, however the requirement of 2% and 5% respectively for market and affordable housing on sites over 100 dwellings is minimal. The extra cost is therefore a marginal cost which will not add additional burdens to developers.

2.43 In relation to self-build and custom housebuilding, the Viability Statement acknowledges the Council are seeking to facilitate self and custom build, rather than require a proportion of units to be delivered as self-build. HDH Planning and Development Ltd therefore consider the support for self and custom build s will not impact on the delivery of sites within the plan.²⁹

Self-Build Register

2.44 The Council maintains an up to date Self and Custom Build Register that demonstrates interest in self-build within the district. As of August 2017, there were 174 recorded interests for self and custom build related to Vale and South Oxfordshire districts.

Sustainability Appraisal

2.45 Sustainability Appraisal (SA) was undertaken on all of the Development Management Policies and the conclusions relating to these policies are set out below. An SA Report should identify, describe and evaluate the likely significant effects of implementing the plan and reasonable alternatives. An Interim SA Report was published alongside the 'Preferred Options' version of the Part 2 plan for public consultation in March 2017. The Interim SA Report has been updated to inform the 'Publication Version' of the Part 2 plan, taking into account the consultation responses received from public consultation on the 'Preferred Options' version of the Part 2 plan.

2.37 The Interim SA Report acknowledged that the supporting text in the Part 2 plan in relation to supporting self and custom-build housing, but recommended that specific policy provision should be made for self-build given that the local evidence, as set out in the Council's Self-Build and Custom-Build Register, indicates a demand.

2.38 The appraisal of the development policies relating to housing in the SA Report consider that these policies perform well and should appropriately compliment

²⁹ HDH Planning & Development (2017) Local Plan 2031 Part 2: Viability Update and Statement , available at:

the Core Policies as set out in the Part 1 plan. In particular the development policies provide additional detail to support Core Policy 22 (Housing Mix) and Core Policy 26 (Accommodating Current and Future Needs of an Ageing Population). In conclusion, the Publication Version of the Part 2 plan is predicted to result in significant positive effects in relation to the housing objectives.

Summary of Consultation

2.46 The Council has undertaken both formal consultation and informal engagement which has shaped the policies. Below is a summary of the consultation and engagement that has supported the preparation of the policies.

Informal Engagement

2.47 The Council undertook informal engagement with specialist officers within the council in November 2016 to inform the preparation of the Part 2 plan. The responses received have identified a number of issues that helped to inform policy development to inform the Part 2 plan 'Preferred Options' consultation. Key comments included:

- The Housing Team commented on the need to consider self-build as an affordable housing option, however concerns raised as to how this would be delivered. Further consideration required following the Housing Strategy being finalised.
- The Design Team were supportive of a self-build policy and suggested general design criteria should also be included.
- The Design Team considered the need for a policy to provide further detail to the NPPF, paragraph 55 in regards to innovative design, however concluded there is no need for an additional policy as the NPPF sets a high design standard.
- The Enforcement Team were supportive of a residential annexe policy and suggested the need for the policy to cover detached annexes.
- The Council's Equalities Officer was supportive of the Optional Building Regulation Standards to provide adaptable and accessible homes.
- The Development Management Team commented that all policies should link to Core Policy 3: Settlement Hierarchy.
- The Development Management Team commented that the rural workers dwelling policy should define clearly what it considers is 'the need' of a rural enterprise.
- The Development Management and Housing Teams suggested the need for a policy regarding Houses in Multiple Occupation whilst acknowledging that the Council does not receive many applications for such development and noting that permitted development rights cover up to 6 occupants.

2.39 The Council undertook a further stage of informal engagement with specialist officers within the Council in July 2017 following Preferred Options consultation.

The responses received have helped to further refine the policies for inclusion in the Publication Version of the Part 2 plan. Key comments were as follows:

- the Housing team would like to highlight if there is potential scope in the Part 2 plan for Self and Custom build to contribute towards affordable housing provision, and
- the Housing team also highlighted the need for the supporting text of the Part 2 plan to reflect the final recommendations and key findings from the Joint Housing Delivery Strategy.

***Draft Local Plan 2031 Part 2: Preferred Options Consultation
(March 2017)***

2.40 The Council published the Preferred Options version of the Part 2 plan in March 2017 for public consultation. A number of comments were received in relation to the housing policies. These comments have identified a number of key issues that have helped to refine the policies for inclusion in the 'Publication Version' of the Local Plan 2031 Part 2. Key comments and a Council response are summarised in **Table 2** below. All comments received from public consultation on the Preferred Options Version of the Part 2 plan, are summarised and available to view in **Appendix 3** of the **Consultation Statement**.³⁰

³⁰ The Consultation Statement that supports the Publication Version of the Part 2 plan is available to view and access at <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

Table 2: Summary of consultation responses related to housing

Policy	Summary	Council response
Development Policy 1: Space Standards	<p>Comments suggested that there is insufficient evidence to support a need for this policy in the Part 2 plan, including a lack of detail presented in the Viability Study. Some comments highlighted implications in light of the emerging Housing White Paper and the use of space standards.</p> <p>A few comments related to the implementation of the policy in practice.</p>	<p>The Space Standards policy is based on evidence in the draft joint Housing Delivery Strategy and the Viability Update and Statement. These technical evidence studies demonstrate the need to require space standards, at varying requirements, and that the proposed standards do not add financial burdens onto developers. The Council acknowledge the recent draft of the Housing White paper which sets out that the Government will review space standards. This review has not taken place yet and therefore the proposed policy reflects current national policy and guidance.</p> <p>The Monitoring Framework within the Appendices of the Plan demonstrates the Council will monitor the effectiveness of this policy.</p>
Development Policy 2: Sub-Division of Dwellings	<p>A number of comments highlighted that development proposals involving the sub-division of dwellings can also be covered through permitted development rights.</p> <p>A few comments discuss concerns over housing for older people and appropriate parking to be delivered when a dwelling is sub-divided.</p>	<p>The Council are aware of the permitted development rights and to provide clarity, the supporting text has been amended to include detail on this.</p> <p>The Council agree appropriate parking will need to be provided. Criteria iv of the policy specifically requires proposals for sub-division to provide appropriate parking.</p>
Development Policy 3: Residential Annexes	<p>A number of comments raised concerns as to how the use of annexes can be appropriately monitored.</p> <p>One comment requested for appropriate parking to be delivered.</p>	<p>The monitoring of appropriate use and, if required, appropriate action, is a process undertaken through the Council's enforcement team. The Council are seeking to ensure the policy enables appropriate annexes where needed, rather than providing opportunities for new single dwellings to be provided.</p>
Development Policy 4:	<p>A number of comments support this policy but would like to see reference in the policy</p>	<p>The Council agree character and amenity should be considered in determining applications for replacement dwellings in the open</p>

Policy	Summary	Council response
Replacement Dwellings in the Open Countryside	<p>to character and amenity, including taking into account noise and vibration levels.</p> <p>One comment related to sustainable development and proposals involving replacing an existing dwelling.</p>	<p>countryside. Criteria iii of the policy includes the need for development to respect rural character and Development Policy 23 sets out measures to minimise the impact of development on neighbouring amenity.</p>
Development Policy 5: Rural Worker's Dwellings	<p>A number of comments supported the policy as it supports a positive development strategy for the redevelopment of rural buildings and support growth in agriculture and local food production.</p> <p>One comment suggested that the policy should refer to the business being financially viable rather than economically sustainable.</p>	<p>The Council acknowledges and welcomes support for this policy.</p>
Development Policy 6: Re-use of Buildings for Dwellings in the Open Countryside	<p>A number of comments highlight that the redevelopment of buildings will not result in sustainability in regards to employment, education, farming practices etc. The retention of features of architectural or historic merit should be required.</p> <p>One comment raised concern over the impact of curtilage development on the countryside and the Green Belt. The policy should link to Core Policy 13 in the Part 1 plan.</p>	<p>The National Planning Policy Framework enables the re-use of redundant or disused buildings. This policy is in accordance with national policy and ensures vacant buildings are optimised. The Council agrees there is a need to consider the retention of appropriate features, which Core Policy 37: Design and Local Distinctiveness ensures.</p> <p>The Council agree it is important to consider the impact on the Green Belt. The supporting text has therefore been amended to include reference to Core Policy 13: Green Belt.</p>

Key Issues

- 2.41 Reflecting national policy, local policy, evidence base studies, formal consultation and informal engagement, there are a number of key issues that need to be considered in formulating the policies. The key issues considered at the Preferred Options and Publication stage are set out below.
- 2.42 The following key issues were identified and considered when preparing policies for inclusion in the 'Preferred Options' version for the Part 2 plan:
- national policy and local evidence supports the need for the Part 2 plan to support self-build in the district
 - the self-build register demonstrates there is a demand for self-build plots within both South and Vale districts
 - the extent of specialist housing needs for the older population and people with disabilities suggests a requirement for this type of housing in the district to complement Core Policy 26 to provide adaptable and flexible housing
 - the draft findings from the joint Housing Delivery Strategy suggest there is sufficient evidence to require Optional Building Standards Part M (2) and (3) and the National Described Space Standards on smaller dwelling
 - clarity is required in relation to rural workers dwelling proposals in terms of the definition of factors that constitute 'the need' of a rural enterprise
 - national policy enables the provision of certain types of development in the open countryside with an opportunity for local policy to provide further guidance, and
 - there is an identified need for smaller dwellings in the district.
- 2.43 The key issues considered as part of the process of refining the proposed housing policies for inclusion in the Publication Version of the Part 2 plan were:
- a policy should be considered in the Part 2 plan to support proposals for self-build and custom housebuilding to reflect local evidence and demand
 - the policy on Space Standards should be updated to reflect recommendations and key findings from the draft joint Housing Delivery Strategy
 - the policy on Sub-Division of Dwellings should be updated to consider providing clarity that certain proposals involving the sub-division of dwellings require planning permission but some proposals can be permitted under Permitted Development Rights
 - the accompanying text to the Residential Annexes policy should consider providing further clarity to ensure that proposals are appropriately designed and location, with particular reference to the Council's Design Guide SPD
 - the accompanying text to Replacement Dwellings in the Open Countryside policy, should consider ensuring that development proposals are appropriately located in accordance with relevant policies in the Part 1 plan

- the policy on Rural Worker’s Dwellings should provide further detail in relation to the need for development proposals to demonstrate that a business is no longer economically viable, and
- the accompanying text to the Re-Use of Buildings for Dwellings policy in the Open Countryside should consider providing additional detail for development proposals that are located within the Oxford Green Belt.

Conclusions

2.44 Set out below are the conclusions that the council has reached to inform the preparation of the policies. These conclusions were reached following consideration of the key issues that were identified from national policy, local policy, evidence base, and from the informal engagement and formal stage of consultation.

2.45 The conclusions in relation to the housing policies at Preferred Options stage were as follows:

- supporting text was included in the plan in relation to the Council supporting the provision of self-build. This reflected local demand on the self-build register and national policy and guidance.
- a policy was included in relation to space standards, setting out the district’s requirements for the Optional Building Regulations set out in Part M and National Described Space Standards. These standards reflected the evidence in the emerging draft joint Housing Delivery Strategy which states the majority of people continue to live in mainstream housing stock and therefore there is a need for housing to be adaptable and flexible. The emerging Strategy drew on evidence from the SHMA and reflected evidence in the Joint Strategic Needs Assessment. The Strategy stated there is a need for adaptable housing and for smaller dwellings to be built to National Described Space Standards. This reflects the guidance in the PPG that LPAs should identify the housing needs for the older population with focus on providing sufficient size and quality of dwellings.
- policies enabling appropriate housing development in the open countryside were included, in accordance with national planning policy. This included policies on rural worker dwellings, replacement dwellings and re-use and conversion of buildings. These policies will replace three of the remaining saved policies (GS6, GS7, and GS8) from Local Plan 2011 reflecting advice from Development Management Officers that these policies are well used and useful.
- a policy was included regarding ensuring appropriate subdivision of dwellings to support the provision of smaller dwellings, reflecting the evidence in the SHMA and Joint Strategic Needs Assessment. This policy will replace remaining saved policy H14 of Local Plan 2011 reflecting advice from Development Management Officers that this policy was well used and useful
- a policy was included regarding residential annexes as this type of development can support the provision of specialist housing needs, as identified by the SHMA. This policy will replace remaining saved policy

H20 of Local Plan 2011 reflecting advice from Development Management Officers that this policy was well used and useful

- the replacement of remaining saved policy H25 relating to Garden Extensions was considered, however it is regarded that other policies in the Local Plan 2031 will provide a sufficient framework for determining such proposals. Therefore a replacement policy is not necessary.

2.46 The conclusions in respect of policies related to housing, following stages of informal engagement with specialist officers (July 2017) and public consultation on the 'Preferred Options' version of the Part 2 plan in March 2017, are as follows:

- a policy is included that supports the provision of self-build and custom-build. It is considered reflecting up dated national guidance and the Sustainable Appraisal, that a policy is required regarding self and custom build rather than supporting text to assist in the delivery of self-build to meet demand. The demand on the Council's Self-Build and Custom-Build Register demonstrates there is a demand for self and custom build in the district. The policy includes guidance for the contribution of self and custom build towards affordable housing, reflecting comments from the Council's Housing Team
- the policy on Space Standards is updated to reflect the finalised draft joint Housing Delivery Strategy to ensure the requirements in the Plan reflect the most up to date evidence, which also reflects the comments made by the Housing Team. The viability of these standards has been considered and demonstrates there are no viability implications in requiring the standards
- the supporting text associated with Sub-Division of Dwellings policy is updated to provide further clarity regarding proposals for Houses of Multiple Occupancy (HMO) reflecting consultation comments. This can be seen at paragraph 3.25
- the supporting text accompanying Residential Annexes policy is updated to provide reference to the need for development proposals to take into account the Council's Design Guide SPD to ensure the design and access of annexes is appropriate reflecting consultation comments. This can be seen at paragraph 3.32
- the supporting text accompanying the Replacement Dwellings in the Open Countryside policy is updated to provide reference to Core Policies 3 and 4 highlighting the importance of ensuring proposals accord with these policies, reflecting Development Management Officers comments. This can be seen at paragraph 3.33
- rural Worker's Dwellings policy is amended to include a requirement for development proposals to submit a financial appraisal to demonstrate that the operation of the rural business is no longer economically viable providing further clarity on what is required to demonstrate need for the dwelling
- the supporting text accompanying the Re-use of Buildings for Dwellings in the Open Countryside policy is updated to include a reference to Core Policy 13: Oxford Green Belt highlighting the importance of proposals in the

Green Belt to accord with this policy. This reflects consultation comments, and

- a Monitoring Framework is included at Appendix N demonstrating the effectiveness of the policies will be monitored following adoption of the Plan. This addresses some of the concerns raised through consultation.

2.47 A list of the policies proposed at Preferred Options stage and included in the Publication Version of the plan are provided at Appendix 3.

3.0 COMMUNITY FACILITIES AND SERVICES

3.1 This section summarises the process the Council has followed to formulate its policies in relation to the community services and facilities topic.

National Policy Context

National Planning Policy Framework (NPPF)

3.2 A core planning principle of the NPPF is that planning should help ensure sufficient community and cultural facilities and services to meet local needs.³¹ Section 8 of the NPPF sets out the Government's policies on 'Promoting Healthy Communities'.

3.3 To deliver the facilities and services a community needs, the NPPF states that planning policies should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs
- ensure that established shops, facilities and services are able to develop and modernise, and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.³²

3.4 In relation to supporting a prosperous rural economy, to promote a strong rural economy, the NPPF states that local plans should promote the retention and development of local services and community facilities in villages.³³

³¹ CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 17

³² CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 70

³³ CLG (2012) *National Planning Policy Framework (NPPF)*, Paragraph 28

Planning Practice Guidance (PPG) and Other Legislation

- 3.5 The PPG outlines what a healthy community is and identifies that active healthy lifestyles should be encouraged. This includes ensuring good access to local services and facilities, making these facilities and services accessible by walking, cycling and public transport and meeting the need of people of all ages, supporting social interaction³⁴.

Assets of Community Value

- 3.6 Public houses and other community facilities can also be listed by the Council as an 'Asset of Community Value' (ACVs)³⁵. The tests for an asset to be listed are set out in section 88 of the Localism Act. To be listed, the Council must be satisfied that an asset has provided community value currently, or in the recent past, and it is reasonable to think that it could provide community value in the future. The Council has to weigh up all factors in coming to a decision on whether to list or not. The detailed process for designation is set out in the Community Right to Bid advice note³⁶. This states that it is up to an individual local authority to decide whether designation is a material consideration in planning decisions.

Local Policy Context

Local Plan 2031 Part 1: Strategic Sites and Policies (Part 1 plan), Adopted December 2016

- 3.7 Strategic Objectives 2-4 of the Part 1 plan set out the key objectives for community facilities and services. This includes the need to cater for existing and future residents including the needs of different groups, creating integrated developments that are supported by a sufficient range of services and facilities, and improving the health and wellbeing of Vale residents.
- 3.8 The Part 1 plan sets out a number of strategic policies relating to community services and facilities, including:
- **Core Policy 3: Settlement Hierarchy** sets out the spatial strategy.
 - **Core Policy 7: Providing Supporting Infrastructure and Services** ensures new services and facilities are delivered alongside new housing and employment.

Saved Policies in Local Plan 2011

³⁴ CLG (2014) *Planning Practice Guidance*, Paragraph: 005 Reference ID: 53-005-20140306

³⁵ The Council maintains a listing of Assets of Community Value (ACV). Further information is available to view and access on the Council website at: <http://www.whitehorsedc.gov.uk/services-and-advice/community-advice-and-support/assets-community-value>

³⁶ "Community Right to Bid: Non-statutory advice note for local authorities" Department for Communities and Local Government October 2012

- 3.9 The Vale of White Horse Local Plan 2011 (LP2011) was adopted in July 2006. The majority of policies in the LP2011 were 'saved' by the Secretary of State in 2009. Following the adoption of the Part 1 plan, a number of saved LP2011 policies were replaced however some policies continued to be saved through the Part 1 plan and will be replaced by the Part 2 plan.
- 3.10 The remaining saved policies relating to community facilities and services that have been reviewed as part of preparing the Part 2 plan are:
- CF1 Protection of Existing Services and Facilities
 - CF2 Provision of New Community Services and Facilities
 - CF3 Cemetery Provision in Faringdon
 - CF4 Cemetery Provision in Wantage
 - CF5 Public Houses
- 3.11 An assessment of these saved policies has been undertaken to consider if these policies remain appropriate and consistent with national policy and guidance, and if they should be replaced or updated by new policies within the Part 2 plan. **Appendix 2** shows the outcome of this assessment. In summary, 3 of the 5 saved policies have been updated or carried forward into the Part 2 plan, with 2 saved policies not being updated or carried forward. Saved policies CF3 and CF4 relate to the provision of cemetery extensions at Wantage and Faringdon with both of these extension having been implemented. Therefore it is considered that these policies are no longer needed.

Evidence

- 2.48 A range of evidence base studies have been used to support the preparation of the policies. Below is a short summary of each study that has helped to shape the policies.

Town and Village Facilities Study Update (2014)

- 3.12 The Town and Village Facilities Study Update³⁷ (Feb 2014) collated information on the services and facilities that are available in the various settlements across the district. This information was then used to assess the relative sustainability of market towns, local service centres, villages and hamlets and informed Core Policy 3: Settlement Hierarchy in the Part 1 plan.
- 3.13 The Study recorded the key community services and facilities within each settlement, such as; schools, shops, places of worship, pubs, restaurants, post office, building society, medical centres, library, and community or village halls. It also assessed the nearby availability and accessibility to such facilities and services.

Local Leisure Facilities Study (2016)

³⁷ Town and Village Facilities Study (2014); available at:
http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=627990532&CODE=8A68D7264487B3F058DCC613A1DAA55E

- 3.14 Village and community halls are essential facilities for many local communities, providing facilities for community events and a variety of activities. They are often crucial in helping to maintain or develop community cohesion within existing communities or new neighbourhoods.
- 3.15 The Local Leisure Facilities Study included an assessment of needs for village and community halls and identified standards for accessibility, quantity and quality of such provision. It recommends applying a local standard of 120sq m per 1000 population for Market Towns, Local Service Centres and Larger Villages and a local standard of 225sq m per 1000 population elsewhere. This is based on assessing the current provision in the district and assessing standards in similar areas.

Viability Update (March 2017) and Viability Statement (October 2017)

- 3.16 The Council commissioned HDH Planning and Development Ltd to undertake a viability assessment³⁸ of the Part 2 plan. Viability assessment tests the effectiveness of the cumulative impact of the policies of the Part 2 plan and whether they would put development at risk.
- 3.17 The Viability Update and Statement have assessed the viability of the community services and facilities policies and concludes that the policies focus on the protection and enabling provision of facilities and therefore do not add additional burdens to developers.

Sustainability Appraisal

- 3.18 Sustainability Appraisal (SA) was undertaken on all of the Development Management Policies and the conclusions relating to these policies are set out below. An SA Report should identify, describe and evaluate the likely significant effects of implementing the plan and reasonable alternatives. An Interim SA Report was published alongside the 'Preferred Options' version of the Part 2 plan for public consultation in March 2017. The Interim SA Report has been updated to inform the 'Publication Version' of the Part 2 plan, taking into account the consultation responses received from public consultation on the 'Preferred Options' version of the Part 2 plan.
- 3.19 The appraisal of the development policies relating to community services and facilities in the SA Report consider that these policies perform well and should appropriately compliment the Core Policies as set out in the Part 1 plan. In particular the development policies provide additional detail to support Core Policy 7 (Providing Supporting Infrastructure and Services). In conclusion, the Publication Version of the Part 2 plan is predicted to result in significant positive effects in relation to the community services and facilities objective.

³⁸ HDH Planning and Development Ltd. (2017) Local Plan 2031 Part 2: Viability Update, available at: www.whitehorsedc.gov.uk/LPP2

Summary of Consultation

- 2.49 The Council has undertaken both formal consultation and informal engagement which has shaped the policies. Below is a summary of the consultation and engagement that has supported the preparation of the policies.

Informal Engagement

- 3.20 The Council undertook informal consultation with specialist officers within the Council to inform preparation of the Part 2 plan. The informal consultation responses received have identified a number of issues that have helped to inform policy development to inform the Part 2 plan 'Preferred Options' consultation. Key comments included:
- the Council's Equalities Officer suggested improvements to policy wording regarding making provision for the needs of different groups within the community
 - the Development Management Team commented on how important the loss of facilities and provision of new facilities policies (including public houses) are in decision making, and
 - the Policy and Partnerships Team provided information regarding Assets of Community Value, in relation to the protection of community services and facilities such as public houses.
- 3.19. The Council undertook a further stage of informal engagement with specialist officers within the Council in July 2017. The only comment raised was by Planning Policy Officers, regarding the standard relating to village and community hall provision and whether it should be referred to in the policy as well as in the supporting text.

Draft Local Plan 2031 Part 2: Preferred Options Consultation (March 2017)

- 3.20. The Council published the Preferred Options version of the Local Plan 2031 Part 2 for public consultation. A number of comments were received in relation to the community services and facilities policies. These comments have identified a number of key issues that have helped to refine the policies for inclusion in the 'Publication Version' of the Local Plan 2031 Part 2. Key comments are summarised in **Table 3** below. All comments received from public consultation on the Preferred Options Version of the Part 2 plan, are summarised and available to view in **Appendix 3** of the **Consultation Statement**.³⁹

³⁹ The Consultation Statement that supports the Publication Version of the Part 2 plan is available to view and access at <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

Table 3: Summary of consultation response related to community services and facilities

Policy	Summary	Council response
Development Policy 7: Community Services and Facilities	<p>A few comments have raised concerns over the wording and flexibility of the policy. Another states that the policy should contain detail regarding multifunctional facilities.</p> <p>There are concerns over the availability of burial plots and disability access to facilities.</p>	<p>The Council consider the policy is in accordance with national policy and enables the provision of new and extended community facilities including multifunctional facilities</p> <p>The Council consider the community services and facilities policy would enable the provision of a new cemetery, if required. The Council have considered whether additional site allocations would require provision or extensions of cemeteries which is reflected in the Site Development Templates, where appropriate.</p>
Development Policy 8: Public Houses	<p>One comment recommended that this policy should also protect the loss of other community facilities such as cafes.</p>	<p>The Council agrees the protection of community facilities and services is required which is covered by both the Community Services and Facilities and Public Houses policies.</p>

Key Issues

- 2.37 Reflecting national policy, local policy, evidence base studies, formal consultation and informal engagement, there are a number of key issues that need to be considered in formulating the policies. The key issues considered at the Preferred Options and Publication stage are set out below.
- 3.21. The following key issues were considered when preparing policies for inclusion in the 'Preferred Options' version of the Part 2 plan:
- national policy and informal engagement has suggested it is important to include policies on protection of existing community facilities and services including public houses
 - national policy and informal engagement has suggested it is important to include policies to protect and support the provision of community facilities and services to serve the existing and new population, and
 - local evidence has recommended including in the plan a specific local standard for the provision of village and community halls.
- 3.22. The key issues in respect of policies related to community services and facilities, following stages of informal engagement with specialist officers (July 2017) and public consultation on the 'Preferred Options' version of the Part 2 plan in March 2017, for consideration in the 'Publication Version' of the Part 2 plan are as follows:
- consultation comments have raised the concern as to whether the Part 2 plan covers the need for further provision of cemeteries in the district, and
 - informal engagement has highlighted whether there is a need for the Community Services and Facilities policy to include specific reference to the village and community halls standard as well as the supporting text.

Conclusions

- 3.27. Set out below are the conclusions that the council has reached to inform the preparation of the policies. These conclusions were reached following consideration of the key issues that were identified from national policy, local policy, evidence base, and from the informal engagement and formal stage of consultation.
- 3.28. The conclusions in relation to the community facilities and services policies at Preferred Options stage were as follows:
- policies were included in relation to supporting the provision of new community facilities and services and protecting against the loss of facilities and services and the retention and protection of public houses, which is in accordance with national policy. These policies will replace

three of the remaining saved policies (CF1, CF2 and CF5) from Local Plan 2011 reflecting advice from Development Management Officers that these policies are well used and useful.

- the inclusion of a village and community hall standard was included reflecting the evidence in the Local Leisure Facilities Study, and
- the replacement of remaining saved policies CF3 and CF4 relating to Cemetery Provision was considered, however these policies relate to extensions of cemeteries which have both been implemented. Therefore replacement policies are not required.

3.29. The conclusions in respect of the policies related to community services and facilities, following informal engagement in July 2017 and public consultation in March 2017 for consideration in the Publication Version of the Part 2 plan are as follows:

- the supporting text accompanying Community Services and Facilities policy is amended to provide further clarity that other community facilities such as cafes will be protected through other policies within the Part 2 plan, including Development Policy 12: Change of Use of Retail Units
- the supporting text accompanying Community Services and Facilities policy is amended to provide clarity that proposals involving the loss of a public house will be assessed in accordance with Development Policy 9: Public Houses
- the Community Services and Facilities policy is amended to include reference to the local standard for the provision of village and community halls to reflect local evidence as set out in the Local Leisure Facilities Report as well as reference in the supporting text, and
- the relevant site development templates are updated to include a requirement for cemetery provision or extension.

APPENDIX 1: ASSESSMENT OF SAVED LOCAL PLAN 2011 HOUSING POLICIES

<i>Policy</i>	<i>Summary of Saved Policy</i>	<i>Consistency with NPPF</i>	<i>Reasoning</i>	<i>Inclusion in Local Plan 2031 Part 2?</i>
GS6 Redevelopment of buildings outside settlements	Enables new buildings on previously developed sites in the countryside where they are currently occupied by permanent buildings.	Consistent, in part, with the Framework	This policy is regularly used by the Development Management Team and is considered to remain useful in determining this type of proposal.	Yes
GS7 Re-use of vernacular built outside settlements	Enables the re-use of appropriately located and suitably constructed rural buildings of vernacular built.	Consistent, in part, with the Framework	These policies are regularly used by the Development Management Team and are considered to remain useful in determining these types of proposal. However there is no need to have two separate policies going forward.	Yes
GS8 Re-use of non-vernacular buildings outside settlements	Enables the re-use of appropriately located and suitably constructed rural buildings of non-vernacular built.	Consistent, in part, with the Framework		Yes
H14 The sub-division of dwellings	Enables the subdivision of existing dwellings	Fully Consistent	This policy is regularly used by the Development Management Team and is considered to remain useful in determining this type of proposal.	Yes
H20 Accommodation for dependant relatives	Enables the extension or sub-division of an existing dwelling or conversion outbuildings for additional living accommodation for certain needs.	Fully Consistent	This policy is regularly used by the Development Management Team and is considered to remain useful in determining this type of proposal.	Yes
H25 Garden extensions	Sets out the circumstances where the extension of garden is appropriate.	Fully Consistent	There are other relevant policies in the Local Plan which can be used to determine this type of development. There is no need to duplicate this policy.	No

APPENDIX 2: ASSESSMENT OF SAVED LOCAL PLAN 2011 COMMUNITY FACILITIES AND SERVICES POLICIES

<i>Policy</i>	<i>Summary of Saved Policy</i>	<i>Consistency with NPPF</i>	<i>Reasoning</i>	<i>Inclusion in Local Plan 2031 Part 2?</i>
CF1 Protection of existing services and facilities	Resists the loss of facilities and services	Fully consistent	This policy is regularly used by the Development Management Team and is considered to remain a key policy in determining this type of proposal.	Yes
CF2 Provision of new community services and facilities	Supports the provision of new community facilities and services	Fully consistent	This policy is regularly used by the Development Management Team and is considered to remain a key policy in determining this type of proposal.	Yes
CF3: Cemetery provision in Faringdon	Enables the extension of the cemetery in Faringdon	Fully consistent	The extension to the cemetery has been implemented and thus the policy is no longer required.	No
CF4: Cemetery provision in Wantage	Enables the extension of the cemetery in Wantage	Fully consistent	The extension to the cemetery has been implemented and thus the policy is no longer required.	No
CF5 Public houses	Resists the change of use of public houses that are central to community life.	Fully consistent	This policy is regularly used by the Development Management Team and is considered to remain useful in determining this type of proposal.	Yes

APPENDIX 3: HOUSING POLICIES PROPOSED AT PREFERRED OPTIONS AND INCLUDED IN PUBLICATION PLAN

Preferred Options Policies	Publication Version Policies
Development Policy 1: Space Standards	Development Policy 1: Self and Custom Build
Development Policy 2: Sub-Division of Dwellings	Development Policy 2: Space Standards
Development Policy 3: Residential Annexes	Development Policy 3: Sub-Division of Dwellings
Development Policy 4: Residential Dwellings in the Open Countryside	Development Policy 4: Residential Annexes
Development Policy 5: Rural Workers' Dwellings	Development Policy 5: Residential Dwellings in the Open Countryside
Development Policy 6: Re-Use of Buildings for Dwellings in the Open Countryside	Development Policy 6: Rural Workers' Dwellings
	Development Policy 7: Re-Use, Conversion and Extension of Buildings for Dwellings in the Open Countryside

APPENDIX 4: COMMUNITY SERVICES AND FACILITIES POLICIES PROPOSED AT PREFERRED OPTIONS AND INCLUDED IN PUBLICATION PLAN

Preferred Options Policies	Publication Version Policies
Development Policy 7: Community Services and Facilities	Development Policy 8: Community Services and Facilities
Development Policy 8: Public Houses	Development Policy 9: Public Houses

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