



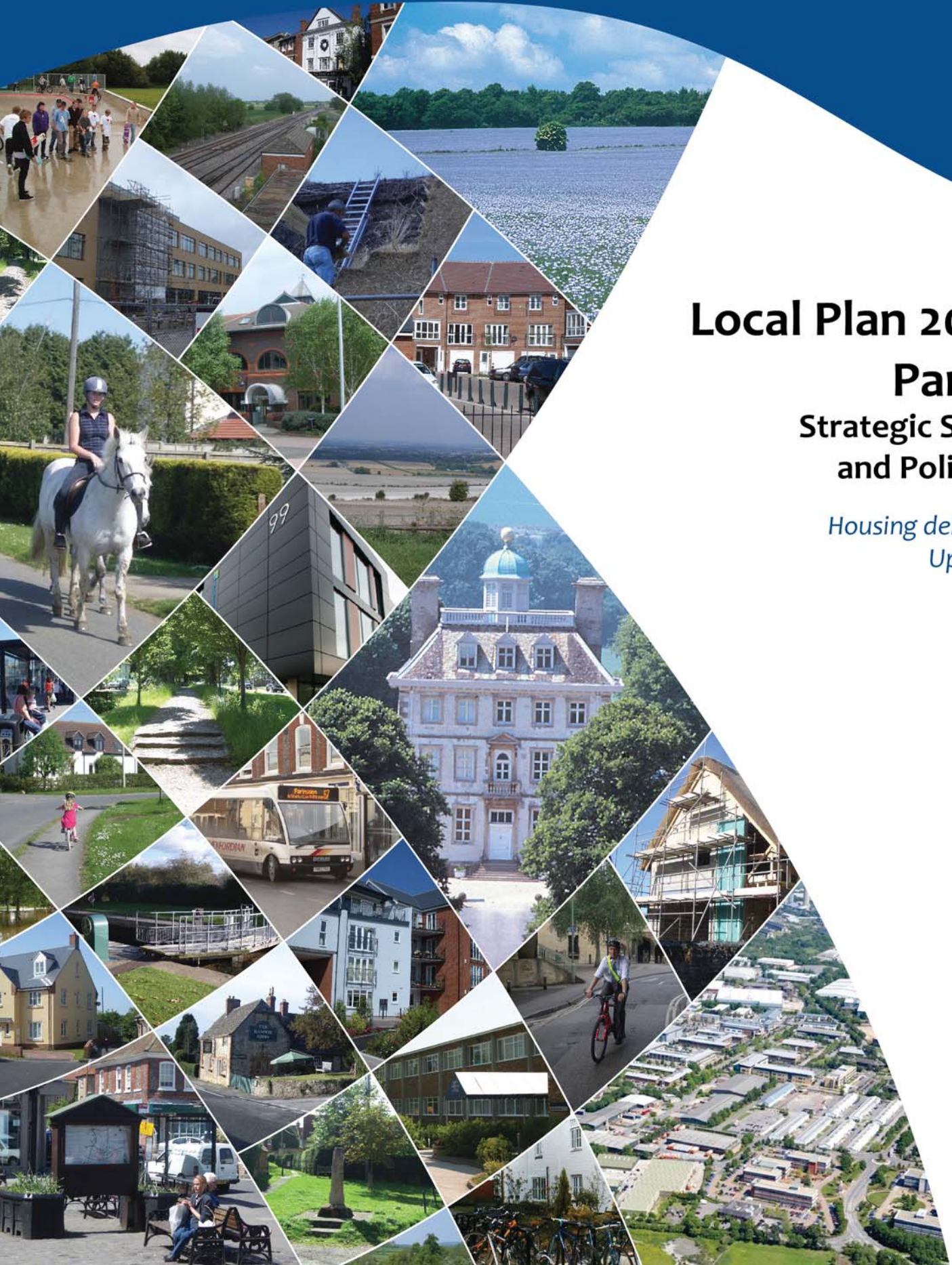
**Consultation Draft
February 2014**

Local Plan 2031

Part 1

Strategic Sites and Policies

Housing delivery Update



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Foreword

A year ago we published a draft of our Local Plan to give everyone an early opportunity to see and comment on the work we are doing. We were very pleased that so many people responded, and the comments you provided are helping us to update the Local Plan.

The most important issue we have addressed is the production of a new local evidence base for the number of homes we need to provide. Last year's draft was based on the old South East Plan, the best evidence we had at the time.

We need to deliver housing, jobs and infrastructure in a sustainable and timely manner, without having a harmful effect on the district, and to support this we have updated a number of related policies.

For example, one of the biggest concerns raised in the February 2013 consultation was whether or not the infrastructure in the Vale can cope with this growth. As a result we are preparing a new and comprehensive Infrastructure and Community Benefits Strategy. This strategy will reinforce the requirement that all developers building in the Vale must help deliver the local services and infrastructure needed to accommodate growth. We have also lobbied successfully with Government to secure additional funding for transport improvements.

Since we last consulted on the plan we have been working with the other authorities in Oxfordshire to prepare an up-to-date assessment of the county's housing market, taking into account strong forecasts for future local employment growth. This is a requirement from the Government and has been carried out in accordance with their guidelines.

We need to provide for significantly more housing than we had identified in the draft Local Plan last year. This means allocating new housing sites in addition to those in last year's draft plan. In anticipation of this, during production of the SHMA, we have been working hard to find the best ways to accommodate the extra houses.

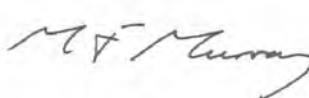
We will have to make some difficult decisions in meeting the new housing challenge. Every new site we have identified is based on robust and evidence-based planning reasons, such as development viability, infrastructure requirements, flood risk, sustainability and heritage and landscape assessment. This evidence is published for you to consider.

There is no escaping the challenges that have to be met, but we now want you to help us by providing your thoughts, comments and ideas on our plans.

This is an important moment in the future of the Vale; don't miss your chance to have a say.



Councillor Matthew Barber
Leader of the Council



Councillor Michael Murray
Cabinet Member for Planning Policy

Foreword

How to comment on this document

How to comment on this document

The purpose of this consultation is to seek the views of organisations, local communities and individuals across the Vale of White Horse District on draft policies and proposals to inform the final draft of the Vale of White Horse Local Plan 2031 Part 1.

The consultation runs from 21 February to 4 April 2014.

We welcome comments on the document. Please respond in a concise manner and specify clearly what your comment relates to e.g. state the policy or paragraph number. If you think a policy or paragraph should be changed, it is helpful to us if you propose alternative wording and include this in your representation.

An interactive website has been set up which enables those with access to the internet to respond to the consultation online. It would be very helpful if you are able to use this method to respond, as it makes it easier for us to record your views. The website can be found at:

www.whitehorsedc.gov.uk/localplanpartone

Written forms can be requested from the Planning Policy Team or downloaded from the council's website. Alternatively, why not come along to our exhibitions where you can submit your comments or discuss the document with our planning officers. The event programme is available on our website (see above):

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Please submit any views to us by 12 noon on 4 April 2014

A Local Plan newsletter called 'Vale Community' is also available via email, and will feature useful information about this consultation document. To receive this, simply type 'Subscribe' in an email header to the following address: localplan@whitehorsedc.gov.uk.

How to comment on this document

1. Summary

What's happening?

- 1.1 The Vale of White Horse District Council is preparing a new Local Plan to identify the number of new homes to build and the number of new jobs to provide up to 2031 and our proposals for where they should be built.
- 1.2 We published a draft plan for consultation in February 2013 based on the South East Plan housing target. At that time, this target still represented the most appropriate evidence available. This position has now changed and our draft local plan needs to be significantly updated.
- 1.3 **This new consultation provides an update to our housing target and proposes new development sites.** We have substantially updated our housing evidence to be fully consistent with the latest government requirements. Working with other Oxfordshire authorities we have prepared a Strategic Housing Market Assessment (SHMA) to assess the amount and type of housing needed in our district and across Oxfordshire.
- 1.4 The SHMA identifies a need for up to **20,560** new homes in the Vale between 2011 and 2031. To meet this target we therefore need to find sites for about **7,430** more homes than were proposed in the draft local plan we published in 2013.
- 1.5 **The new housing requirement represents a very significant challenge in both the short and longer term.** Due to past under-delivery we have been required to favourably consider large speculative applications for housing in line with government policy. To take control over planning for housing in our district, we must allocate enough housing land to deliver what is needed, both in the short term taking account of past under-delivery, and over the plan period as a whole.
- 1.6 The responses we receive to this consultation will help us to prepare the final draft of our local plan for publication in mid 2014. **We cannot avoid the challenge before us but we welcome your views on any alternative approaches for how we could meet the identified need.**

Our updated proposals

Housing: the timing of delivery

- 1.7 To ensure that we can achieve and maintain a five year housing land supply and control our planning decisions, around 4,000 of the additional 7,430 homes will need to be deliverable in the first five years after the plan is adopted (i.e. from 2014/15 to 2019/20).
- 1.8 This means that we have had to identify within our plans a spread of smaller and more readily deliverable sites. We have reviewed all land in and around our main settlements, larger villages and strategic employment locations and are proposing **21 new development sites**.

1 Summary

What drives our housing need?

1.9 The local plan housing target must take account of the level of housing need identified by the Strategic Housing Market Assessment (SHMA). The SHMA takes into account:

- the potential for economic and employment growth particularly in the Science Vale Oxford area
- demographic change including migration, population growth and falling household size
- market indicators showing how unaffordable housing in Oxfordshire is generally, and
- making up past housing undersupply.

Jobs and employment

1.10 The SHMA housing requirement takes into account the significant number of jobs likely to be created in the district. An economic assessment prepared to inform the SHMA identifies potential for 22,980 additional jobs between 2011 and 2031. Sufficient homes must be provided to help meet the future labour supply requirements of our local economy.

Infrastructure

1.11 Our overall priority is to deliver the necessary growth as sustainably as possible while ensuring there are enough jobs and new facilities provided alongside new homes, whilst also minimising any harmful impacts. New facilities, such as new schools, new services, road improvements, and enhanced public transport should all be considered as part of the development we need to plan for alongside housing and jobs.

New development sites

1.12 The map on the next page shows where we are proposing new development (**Figure 1.1**)

1.13 We have carried out a comprehensive assessment of potential housing development sites around the main settlements, larger villages and strategic employment locations. We have systematically tested potential strategic site options to identify the most sustainable and deliverable options, to strike the right balance between meeting our growth obligations and protecting and enhancing quality of life and the environment.

1.14 We have taken into account matters such as development viability, deliverability, infrastructure requirements, planning constraints including Green Belt and AONB, flood risk and ecology, sustainability and heritage and landscape considerations. We have also considered existing housing allocations, planning consents and likely build rates.

1.15 Our plan is to focus housing development within the Science Vale Oxford area. This is because the area is home to the largest of our significant employment sites and is where the largest number of new jobs will be created. We believe that the development of housing at these locations will deliver the housing we need in the plan period.

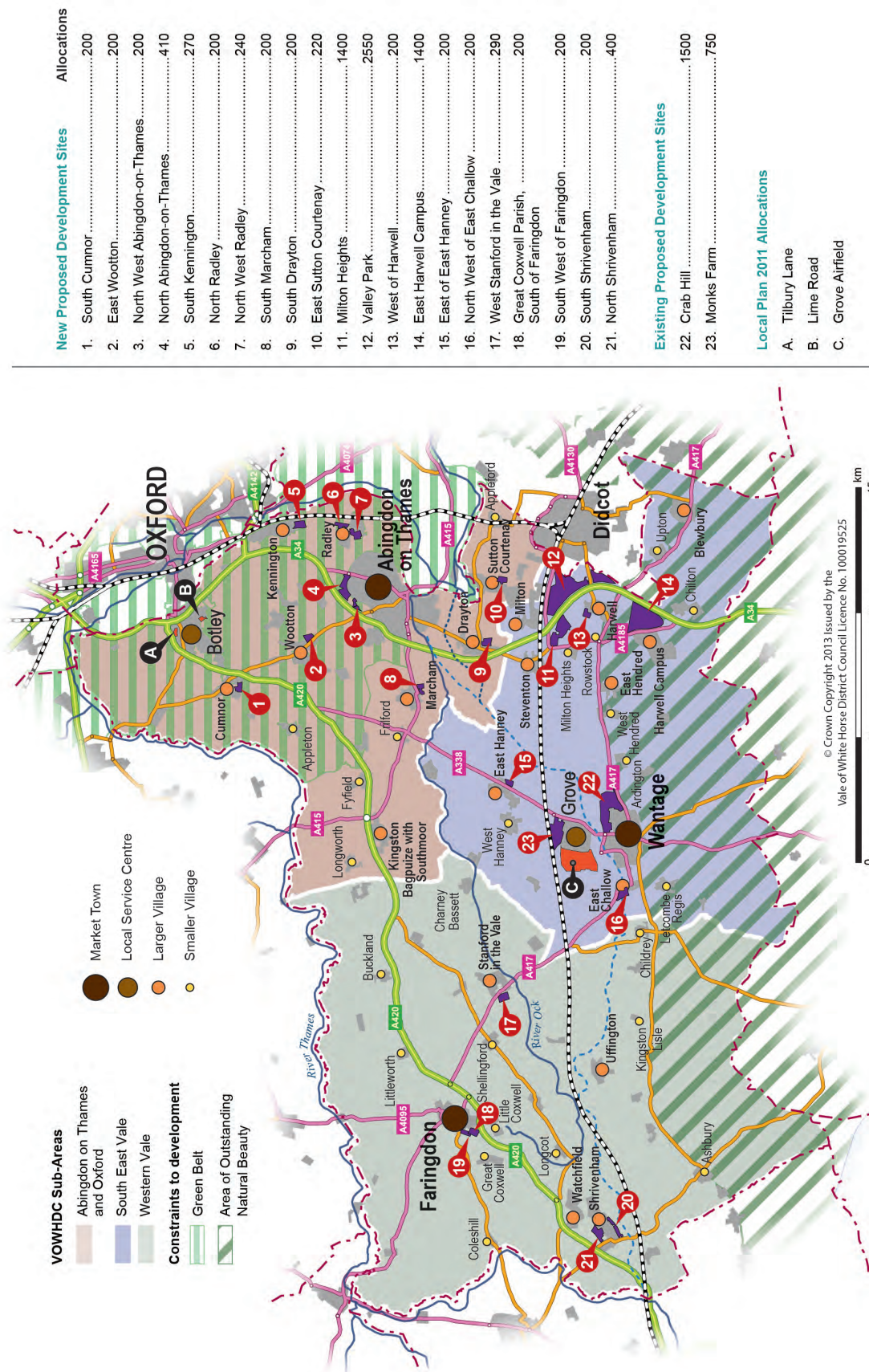


Figure 1.1: The Vale of White Horse Sub Areas and Development Proposals

Figure 1.1

1 Summary

Oxford Green Belt

- 1.16** We recognise the importance of protecting the Oxford Green Belt, but also need to plan for housing in the most appropriate and sustainable locations across the Vale.
- 1.17** We are recommending that some sites are allocated in the Green Belt, but have considered the impact of these sites very carefully and this work has been informed by a Green Belt Review. This is available to view on our council website: <http://www.whitehorsedc.gov.uk/localplanpartone>
- 1.18** We have concluded that developing these sites would not have a significantly negative impact on the Green Belt.

North Wessex Downs Area of Outstanding Natural Beauty

- 1.19** We have identified one development site within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). This is adjacent to Harwell Oxford Campus, which is itself a highly sustainable location for development, not least because of its internationally significant status for innovation and technology.
- 1.20** This site provides unique and exceptional circumstances to support further development within the AONB. This is to improve the sustainability of the site, increasing opportunities for people to live and work closely together, and to provide a better range of services, facilities and public transport options.

Our other key proposals

- 1.21** Our new consultation updates the following draft policies:
- **Housing delivery (Core Policy 3)** – this sets out our housing target and the sites we are proposing to allocate to meet them.
 - **Duty-to-Cooperate (Core Policy 3a)** – this is a new policy that relates to our commitment to work with our neighbouring authorities towards meeting the housing needs of Oxfordshire as a whole.
 - Our three sub-area strategies for:
 - **Abingdon-on-Thames and Oxford Fringe (Core Policy 6)**
 - **South East Vale (Core Policy 12)**
 - **Western Vale (Core Policy 17)**

These show how our plans relate to each part of the Vale and ensure our plan is locally distinctive and focused on the needs of each area.

- **The Oxford Green Belt (Core Policy 9)** – this updates our approach to safeguarding the Green Belt and proposes some amendments to its boundary.
- **Didcot A Power Station (Core Policy 13)** – we are safeguarding this important site for future employment and other development. Its excellent location makes it an ideal site for providing new jobs for the area.

- **Design** – the high quality and rich heritage of the Vale’s villages and towns contributes significantly to its attractiveness. Good design is a key aspect of sustainable development and it is important we create new places where people want to live. We have therefore updated our design policies.
 - **Design and Local Distinctiveness (Core Policy 37)**
 - **Design Briefs for Strategic and Major Sites (Core Policy 37a)**

1.22 To further enhance our ability to secure the highest quality development supported by necessary facilities and services we are also preparing:

- An Infrastructure and Community Benefits Strategy, incorporating a Community Infrastructure Levy and a Supplementary Planning Document (SPD) for Section 106 developer contributions, and
- An Urban Design Supplementary Planning Document (SPD)

Science Vale Area Action Plan

1.23 The Science Vale Oxford area is a nationally and internationally significant location for research and innovation and includes Harwell Oxford Campus, Milton Park and the Didcot A Power Station sites. This area is at the heart of our Local Plan and is the focus for new housing, employment and for new services and facilities.

1.24 We are proposing to prepare a Joint Plan with South Oxfordshire District Council to help ensure the growth across Science Vale is delivered effectively and is accompanied by new services and facilities, such as new schools and roads.

1 Summary

2. Introduction

Overview

This document provides an update to the draft local plan we published in February 2013. It sets out the number of new homes we need to build in the district and our proposals for where they should be built.

We need to update our proposals so they are consistent with national planning policy and to ensure they reflect our most up-to-date evidence. This is important so our local plan can be formally adopted and used to guide planning decisions.

In February 2013, we used the housing target set out in the South East Plan as a guide, because at that time, it represented the most appropriate evidence available. This position has now changed and needs updating.

Working with the other Oxfordshire authorities we are preparing a new study to assess how many homes are needed in the district up to 2031. This is called the Strategic Housing Market Assessment and has identified a housing need for up to 20,560 new homes in the Vale (2011-2031). To meet this target we need to find sites for 7,430 additional homes compared to the draft plan we consulted on in 2013.

We have considered a wide range of alternative options for where the new development could be located. **Our proposals are designed to maximise the benefits of development to Vale communities, whilst minimising any harmful impacts.**

Our overall priority is to deliver the necessary growth as sustainably as possible by ensuring there are enough jobs and new facilities provided alongside the new homes.

The responses we receive to this consultation will help us to prepare the final draft of our local plan for publication in mid 2014.

2 Introduction

What is this consultation for?

- 2.1 The district council is preparing a new local plan to inform the scale and shape of development across the Vale up to 2031. The plan will set out the priorities for the future of the area and identify where new development should be built.
- 2.2 The new local plan (the **Local Plan 2031 Part 1: Strategic Sites and Policies**) will be focused on providing new homes and jobs to meet the needs of the Vale's residents and making sure there are new facilities and services provided alongside them.
- 2.3 We published a consultation draft of the new plan in February 2013, which is available to view on the council website: <http://www.whitehorsedc.gov.uk/localplanpartone>.
- 2.4 The responses we receive to this consultation and the draft plan we published in February 2013, will help to inform the final draft of our plan, which we will publish in mid 2014.
- 2.5 In 2015/2016, we are planning to prepare a second part to our local plan (the **Local Plan 2031 Part 2: Detailed Policies and Local Sites**) once the first part is completed in 2014. This will identify any small development sites and more detailed planning policies to guide day-to-day decision making.
- 2.6 In 2014/2015, we are also proposing to prepare a third part to our local plan (**the Science Vale Area Action Plan**) in parallel with Part 1. This will set out in more detail the **delivery and implementation** of our proposals across the Science Vale Oxford area. This is discussed more in Section 4 of this consultation document.
- 2.7 Figure 2.1 shows the three documents that will together comprise the Vale Local Plan and illustrates that any Neighbourhood Plans will also form part of the development plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.8 Alongside preparing the Local Plan Part 1 and Science Vale Area Action Plan, the council is also preparing two Supplementary Planning Documents (SPDs). These will provide additional detail to support the local plan and will provide guidance for how developer contributions will be managed (referred to as the Section 106 Developer Contributions SPD) and to achieve high quality design (Urban Design SPD).



Figure 2.1: An illustration of the Vale of White Horse Local Plan and Development Plan

Why are we consulting now?

- 2.9** The local plan must be based on up-to-date evidence that complies with national planning policy.

Meeting our housing need

- 2.10** Our housing target needs to be based on a detailed understanding of the area and follow an agreed methodology. To ensure these requirements are met, the Council has prepared a Strategic Housing Market Assessment (SHMA) for the full Oxfordshire housing market area⁽¹⁾. This is important to ensure the SHMA is consistent with national policy. We are not allowed to prepare a SHMA for just the Vale of White Horse District alone.
- 2.11** The SHMA has been prepared jointly with all of the local authorities in Oxfordshire. The draft has identified an objectively assessed housing need for up to 20,560 new homes to be delivered in the Vale during the plan period up to 2031.
- 2.12** Our new housing target is higher than we were planning for in our consultation draft local plan published in February 2013⁽²⁾. This is partly as we are extending our plan period from 2029 to 2031 to ensure we plan for an appropriate timeframe and so our plan closely matches our evidence. This means we need to identify additional sites to ensure our housing target can be delivered.

1 A non-technical summary is published here: <http://www.whitehorsedc.gov.uk/evidence>. The full report will be added once published

2 There have been a number of changes to the methodology published nationally for completing SHMA's and these have led to delays in preparing our latest consultation. It is important our SHMA is up-to-date and reflects best practice.

2 Introduction

Providing more jobs

- 2.13** The district is already home to a number of large and prestigious employers. It includes world-class science and technology based enterprise and innovation centres, especially at the Science Vale Oxford sites at Milton Park and Harwell Oxford Campus. The area will benefit from the recently announced Oxford and Oxfordshire City Deal, which will provide £95 million of government investment across the county and help to maximise the area's potential.
- 2.14** We prepared a study in 2013 that identified a need for around 14,300 new jobs and 143 hectares of employment land across the district. This study is referred to as the Employment Land Review⁽³⁾. This study was focused on the need for employment land for business, general industry and storage and distribution (B Class jobs).
- 2.15** A new study assessing employment growth across Oxfordshire has been undertaken to inform the SHMA⁽⁴⁾. This study considered all employment sectors, including scientific research and innovation, manufacturing, health, education and retail. It concludes that whilst there is no need to allocate any additional land for employment uses, the forecast is to create **22,980** new jobs in the plan period up to 2031.
- 2.16** Our plan is flexible towards the level of future employment growth because we recognise the importance of providing jobs locally to reduce the need for commuting and to improve self-containment.
- 2.17** We set out the details of our proposed employment sites in our consultation draft plan published in February 2013.

Providing supporting infrastructure

- 2.18** Delivering new facilities and services alongside future housing and jobs has always been a priority for the council and was a strong feature of our draft plan we published in February 2013.
- 2.19** We received many responses to our February consultation about the importance of timely infrastructure delivery when new homes are being built and we recognise how important this is. New facilities, such as new schools, new services, road improvements, and enhanced public transport should all be considered as part of the development we need to plan for alongside housing and jobs.
- 2.20** We have set out key requirements for what each of the new development sites we are proposing should deliver (see **Appendix A**). We have also published a focused Infrastructure Delivery Plan (IDP) relating to the additional sites proposed in this consultation. This is available from the council website: <http://www.whitehorsedc.gov.uk/evidence>

3 <http://www.whitehorsedc.gov.uk/evidence>

4 Cambridge Econometrics 2014. Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment – a draft final report for the Vale of White Horse District Council and partners. Expected to be published in March 2014. <http://www.whitehorsedc.gov.uk/evidence>

What have we done so far?

2.21 We have been working to prepare the local plan for a few years and several stages have already been completed. Figure 2.2 shows which stages we have already completed and those which remain to be undertaken.

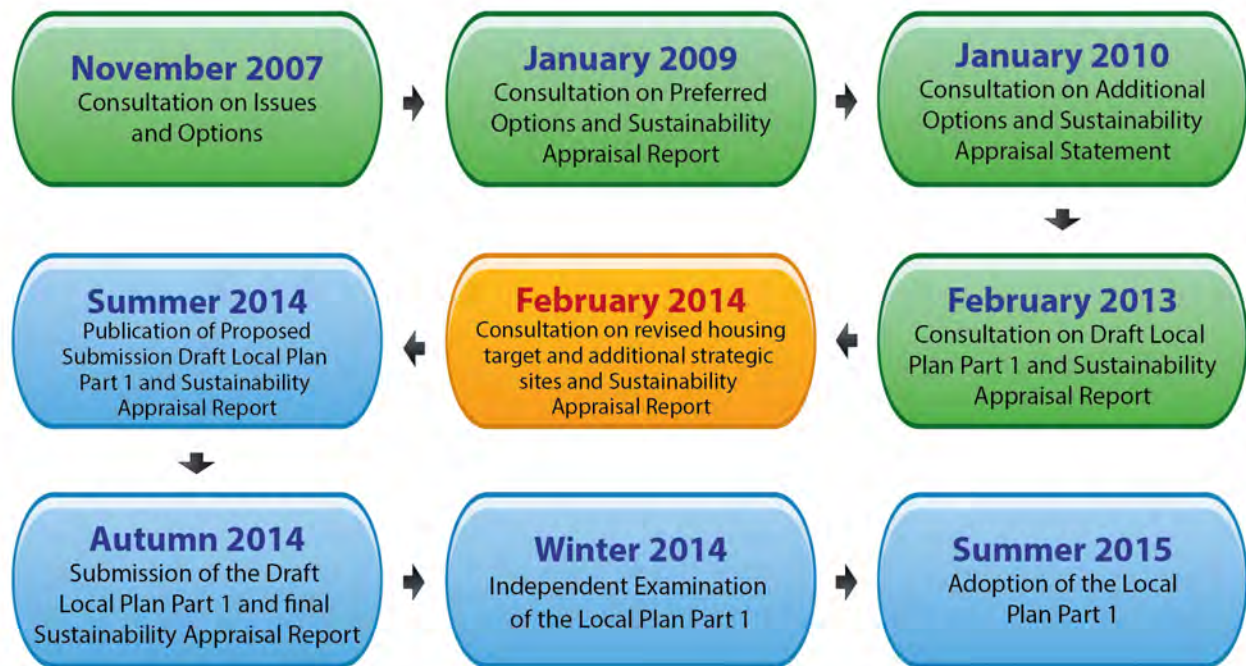


Figure 2.2: A summary of progress to date on preparing the Vale Local Plan 2031 Part 1

Where do neighbourhood plans fit in?

2.22 Neighbourhood planning provides a powerful opportunity for local communities to take more control over planning for their local areas. Once adopted, they are used by the council to help to determine planning decisions in the local areas, in conjunction with the local plan as part of the adopted 'development plan' (**Figure 2.1**).

2.23 The preparation of a neighbourhood plan needs to follow government guidelines and must be in 'general conformity' with the strategic policies of the adopted local plan. This means that neighbourhood plans cannot reduce the level of growth set out in the local plan. But, they can have a very positive influence, for example by identifying local and community priorities.

2.24 The district council will continue to offer support to towns, parishes and communities wishing to prepare a Neighbourhood Plan, as well as other forms of community-led-plans. Further details are available on the council website:

<http://www.whitehorsedc.gov.uk/neighbourhoodplans>

2 Introduction

Our proposals for the future shape of development across the Vale 3

3. Our proposals for the future shape of development across the Vale

Overview

Our strategy for the future shape of development in the Vale is called: 'Building on our strengths'. This is our 'spatial strategy' and shows where new homes will be built, where opportunities to provide new jobs will be created, and where new infrastructure and services (such as new roads, schools, shops and leisure facilities) will be required.

We are planning for around 22,980 new jobs, 143 hectares of employment land, and 20,560 new homes, to be delivered during the plan period from 2011 to 2031.

This section revises our approach to housing delivery to reflect our updated evidence and identifies new proposed sites for development.

We have included updates in this consultation to some of our local plan policies where changes are particularly relevant to housing delivery.

Our other draft local plan policies can be read in our draft plan published in February 2013. This is available from the Council website ⁽⁵⁾:

<http://www.whitehorsedc.gov.uk/localplanpartone>

These will be updated and included in the final draft of the plan to be published in mid 2014.

5 Please remember that the consultation draft we published in February 2013 does not reflect our new housing delivery targets. An update to the full plan will be published in mid 2014

3 Our proposals for the future shape of development across the Vale

The strategy

- 3.1** In our consultation draft plan published in February 2013 we set out our ‘**draft spatial strategy**’ and three ‘**sub-area strategies**’. The draft strategy (see **Figures 3.1 and 3.2 below**) was supported by five core policies:
- Core Policy 1 – Presumption in Favour of Sustainable Development – which provides support for appropriate and sustainable growth
 - Core Policy 2 – Settlement Hierarchy – which classifies the settlements in the Vale according to their role and function
 - Core Policy 3 – Housing Delivery – which specifies the scale and location of new housing to guide how development should come forward to ensure development is built in the most appropriate locations
 - Core Policy 4 – Meeting Business and Employment Needs – which specifies the scale and location of opportunities for economic growth to ensure that sufficient new jobs are provided across the Vale in appropriate locations, and
 - Core Policy 5 – Providing Supporting Infrastructure and Services – to ensure new services and facilities are delivered alongside new housing and employment.
- 3.2** **Our current consultation is focused on updating our Housing Delivery policy (Core Policy 3) that sets out our housing target and the sites we are proposing to allocate to meet it.**
- 3.3** We have included a new policy that relates to the duty-to-cooperate and our commitment to work with our neighbouring authorities towards meeting the housing needs of Oxfordshire as a whole (**Core Policy 3a**).
- 3.4** We are updating some of our other policies that relate to housing delivery. These include:
- the sub-area strategies (**Core Policies 6, 12 and 17**)
 - the Oxford Green Belt (**Core Policy 9**)
 - Didcot A Power Station (**Core Policy 13**), and
 - our design policies, which are essential to delivering high quality and sustainable development (**Core Policies 37 and 37a**).
- 3.5** The sub-area strategies show how the spatial strategy will be delivered in each part of the Vale. They allow us to make sure our plan is locally distinctive and focused on the needs of each area (see **Figure 3.1**).
- 3.6** **Overviews of the sub-area strategies are set out in Section 4 of this document. In particular, they provide further details of the new sites we are proposing for additional housing development.**
- 3.7** We are also proposing to work jointly with South Oxfordshire District Council to prepare a Science Vale Area Action Plan (AAP). This will set out the delivery and implementation of our proposals in more detail across the Science Vale area. This is discussed more in Section 4 of this consultation document.

Our proposals for the future shape of development across the Vale 3

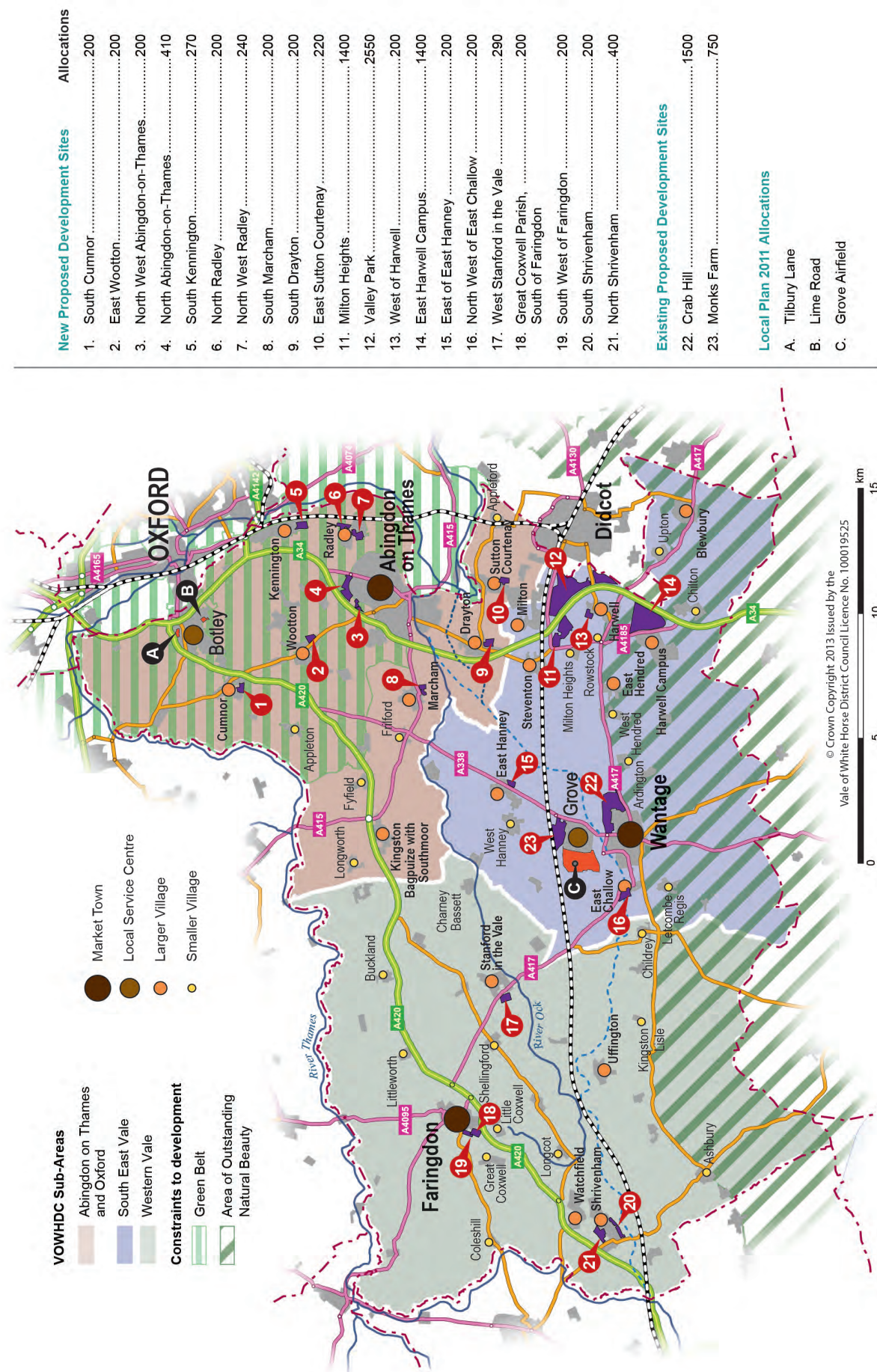


Figure 3.1: The Vale of White Horse Sub Areas and Development Proposals

3 Our proposals for the future shape of development across the Vale

The strategy will support the delivery of sustainable growth through three key strands:

<p>Focusing sustainable growth within the Science Vale Oxford area, by:</p> <ul style="list-style-type: none"> • promoting central Oxfordshire as a world-class location for science and technology-based enterprise and innovation, especially the Enterprise Zone sites at Milton Park and Harwell Oxford Campus • allocating appropriate land for strategic housing growth to help improve the self-containment of the area. New homes will be delivered at five key locations: <ul style="list-style-type: none"> ○ Grove ○ Harwell and Milton Parishes, east of the A34 ○ Harwell Oxford Campus ○ Milton Parish, west of the A34 ○ Wantage • supporting the redevelopment of surplus land at Didcot A Power Station • delivering a comprehensive package of strategic and local infrastructure alongside the housing and employment growth, and to work jointly with South Oxfordshire District Council to prepare a Joint Science Vale Area Action Plan (AAP) to provide further delivery and implementation detail to our proposals across the area. 	<p>Reinforcing the service centre roles of the main settlements across the district, by:</p> <ul style="list-style-type: none"> • concentrating larger shopping, tourism and community facilities at Abingdon-on-Thames, Botley, Faringdon, Grove and Wantage to improve their vitality and ensuring they are widely accessible • focusing housing growth at the market towns; local service centres and larger villages • allocating strategic housing growth at Abingdon-on-Thames and Faringdon, in addition to the growth within the Science Vale Oxford area, to strengthen their service centre roles, and • allocating land for strategic employment growth at Faringdon and Grove to complement the Science Vale Oxford sites and to provide jobs close to where people live. 	<p>Promoting thriving villages and rural communities whilst safeguarding the countryside and village character, by:</p> <ul style="list-style-type: none"> • allocating strategic housing growth at our most sustainable larger villages of Cumnor, Drayton, East Challow, East Hanney, Harwell, Kennington, Marcham, Radley, Shrivenham, Stanford in the Vale, Sutton Courtenay and Wootton to help maintain their vibrant communities • identifying appropriate housing requirements for the rural areas to inform neighbourhood plans or the Local Plan 2031 Part 2 • focusing development within the rural areas to the larger villages thus helping to maintain their vitality and the sustainability of local services, and • supporting appropriate development in the smaller villages to help meet the needs of rural communities.
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Figure 3.2: 'Building on our strengths' - a sustainable strategy for the Vale of White Horse

Our proposals for the future shape of development across the Vale 3

Housing delivery

- 3.8** Housing targets were previously established at a regional level and published within Regional Strategies. For Oxfordshire, these were set out in the South East Plan. More recently, Regional Strategies have been abolished and it is now the responsibility of local authorities to identify an appropriate housing target for their area in the context of their housing market area (in this case Oxfordshire). The National Planning Policy Framework (NPPF) requires that this housing target is based on an objective assessment of housing need formulated from an up to date Strategic Housing Market Assessment (SHMA).
- 3.9** The housing proposals in our February 2013 consultation draft were based on the South East Plan housing target. The South East Plan target represented the best available evidence at the time for the Vale.
- 3.10** We also explained that we were preparing an updated Strategic Housing Market Assessment (SHMA) to identify our final housing target.
- 3.11** The SHMA looks in detail at the need for housing. Central Government rules require that it considers a number of factors including:
- changes in population (including household formation changes, migration, longer life expectancy which can lead to 'pent up demand' or 'concealed households')
 - house prices and affordability ('market signals')
 - the extent and quality of our existing housing stock
 - past housing undersupply
 - ensuring a sufficient future labour force, and
 - changes to the local economy and incomes
- 3.12** The SHMA also took account of the findings of an economic assessment of future employment requirements across the Housing Market Area (HMA). Sufficient homes need to be provided to meet future economic and labour force needs.
- 3.13** We have now prepared a draft SHMA, working with the other local authorities in Oxfordshire, and this has identified a new housing requirement for the Vale of up to 20,560 homes to be delivered over the plan period (2011/12 to 2030/31); see **Tables 3.1** and **3.1a** and **Core Policy 3**.
- 3.14** It is important we plan for this level of housing to ensure our plan is consistent with national government policy. The National Planning Policy Framework (NPPF) states that local planning authorities should:
- “Use their evidence base to ensure their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area”⁽⁶⁾** and
- “Prepare a Strategic Housing Market Assessment to assess their full housing needs”⁽⁷⁾**
- 3.15** The NPPF also states that planning authorities:
- “Must identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements”⁽⁸⁾**.⁽⁸⁾ This is called a five-year housing land supply and is discussed in more detail below.

6 CLG (2012) National Planning Policy Framework ,p.12

7 CLG (2012) National Planning Policy Framework ,p.38

8 CLG (2012) National Planning Policy Framework ,p.12

3 Our proposals for the future shape of development across the Vale

Strategic housing allocations

- 3.16** There are a number of sources of housing supply that all contribute to ensuring we have a continuous supply of housing over the next 5 years and the plan period as a whole. These include the housing allocations proposed in our new local plan (**the Local Plan 2031 Part 1**).
- 3.17** A number of our housing allocations have been proposals for several years and were first published in our 'preferred options' consultation in 2009. However, as the amount of housing we need to plan for has increased, and the time we are planning for has extended, we need to find some new sites. These are shown by Core Policy 3 and discussed in more detail in Section 4.
- 3.18** **To identify the new sites, we have followed a comprehensive selection process, which began with an assessment of land surrounding each of our most sustainable settlements. This helped to identify the broad locations that offered the most suitable locations for development, which were then comprehensively tested, including the Sustainability Appraisal, Evaluation of Transport Impacts, Viability Study, Landscape Study and review of our consultation responses.**
- 3.19** More information about how we selected the new sites is set out in Section 4 and within our Supporting Paper. This is available from the Council Website:

<http://www.whitehorsedc.gov.uk/localplanpartone>

Our proposals for the future shape of development across the Vale 3

Five-year housing land supply

- 3.20** All local planning authorities are required to identify sufficient sites to provide five years of housing against their housing target (**the five-year housing land supply**).
- 3.21** The Vale of White Horse District Council has identified enough sites to meet this requirement in the past. However, some of these sites have not been brought forward as quickly as was expected. This is due to the changes in the economic climate over the last few years and is a problem common to many parts of the country.
- 3.22** Once the new local plan is adopted a five-year housing land supply will be reinstated. This is why it is very important the new local plan is adopted as quickly as possible. To do this, we need to allocate enough development sites to ensure the plan is consistent with national policy requirements. Within the total, we must also include sufficient sites that are likely to be deliverable in the first five years of the new plan period. If we fail to do this there is a serious risk our plan will not be approved.
- 3.23** The recently published Draft National Planning Practice Guidance (NPPG) states that:
- “Local planning authorities should aim to deal with any under-supply within the first five years of the plan period where possible. Where this cannot be met in the first five years, local planning authorities will need to work with neighbouring authorities under the duty to cooperate”⁽⁹⁾**
- 3.24** This requirement to address past under supply within the first five years of the plan period means that we need to allocate more housing sites that are deliverable in the short term so we can demonstrate a five year housing land supply. This affects the type and size of sites that we need to allocate. It means that we need to include sites that will deliver houses within the first five years of the plan, as well as larger sites that take longer to be developed, towards the end of the plan period and beyond.

9 <http://planningguidance.planningportal.gov.uk/>

3 Our proposals for the future shape of development across the Vale

Table 3.1: Vale of White Horse Housing Requirement 2011 to 2031

Category		Housing Target
Housing requirement 2011 to 2031 (at 1,028 homes per annum)		20,560
Housing already provided for	Completions (Apr 2011 to Mar 2013)	702
	Known commitments at Dec 2013	7,097
Housing to be identified	Local Plan Part 1 (existing site proposals)	4,400
	Crab Hill 1,500	
	Monks Farm 750	
	Valley Park 2,150	
	Local Plan Part 2	931
Remainder to be identified over the plan period		7,430

Table 3.1a: Breakdown for when the additional housing needs to be delivered*

Category	Housing Target
Remainder to be identified over the plan period	7,430
Housing to be delivered in the first 5 years (April 2014- March 2019) to ensure the council maintains a five year housing supply	4,025
Remainder to be delivered during the rest of the plan period	3,405

* Between Apr 2011 and March 2031, Vale of White Horse District Council is required to identify land for an additional 7,430 houses. To demonstrate a five year deliverable supply at Apr 2014 (as required by national policy), at least 4,025 of these units will have to be deliverable over Apr 2014 and Mar 2019.

Our five year supply figure incorporates a 20% buffer and the need to address any shortfall in delivery within the first five years of the plan period as required by national policy.

Our proposals for the future shape of development across the Vale 3

Core Policy 3: Housing Delivery

Core Policy 3 identifies the scale and location of housing to ensure growth in the Vale of White Horse district is delivered in the most sustainable manner. The proposed housing target is for at least 20,560 homes to be delivered in the plan period between 2011 and 2031^a. 11,830 dwellings will be delivered through strategic allocations. In exceptional circumstances additional sites may be allocated in the Science Vale Area Action Plan where it is demonstrated to be needed to facilitate sustainable growth and support economic development.

^a This target will be reviewed in accordance with Core Policy 3a

Strategic Allocations

Development will be supported at strategic sites in accordance with the Sub-Area Strategies where they meet the requirements set out within the Development Templates shown by **Appendix A**. The following table illustrates our proposal for how the level of housing that is required through strategic development could be distributed.

Settlement	Site Name	Number of Dwellings
Existing Site Proposals		
Harwell and Milton Parishes	Valley Park	2,150
Wantage and Grove	Crab Hill (North East Wantage and South East Grove)	1,500
	Monks Farm (North Grove)	750
Sub total		4,400
New site proposals		
Abingdon-on-Thames	North Abingdon-on-Thames	410
	North-West Abingdon-on-Thames	200
Cumnor	South Cumnor	200
Drayton	South Drayton	200
East Challow	Land North-West of East Challow	200
East Hanney	East of East Hanney	200
Faringdon	South-West of Faringdon	200
Great Coxwell Parish	South of Faringdon	200
Harwell and Milton Parishes east of the A34 adjoining Didcot town	Valley Park - (2,150 set out in Feb 2013 draft) with potential for a further 1,600 after 2031	400

3 Our proposals for the future shape of development across the Vale

Harwell Oxford Campus	East Harwell Oxford Campus with potential for a further 2,000 after 2031	1,400
Harwell	West of Harwell	200
Kennington	South Kennington	270
Marcham	South Marcham	200
Milton Parish	Milton Heights with potential for a further 250 after 2031	1,400
Radley	North Radley	200
	North-West Radley	240
Shrivenham	North Shrivenham	400
	South Shrivenham	200
Stanford-in-the-Vale	West Stanford-in-the-Vale	290
Sutton Courtenay	East Sutton Courtenay	220
Wootton	East Wootton	200
Sub total		7,430
Overall total		11,830

Yellow highlighting = new sites introduced, or where the proposed allocation is increased, by this consultation

Development at Market Towns, Local Service Centres and Larger Villages

There is a presumption in favour of sustainable development within the existing built area of Market Towns^b, Local Service Centres^b and Larger Villages in accordance with Core Policy 1.

Development outside of the existing built area of these settlements will be permitted where it is allocated by the Local Plan 2031 Part 1 or has been allocated within an adopted Neighbourhood Development Plan or the Local Plan 2031 Part 2 or Science Vale Area Action Plan. This development must be adjacent, or well related, to the existing built area of the settlement or meet exceptional circumstances set out in the other policies of the Development Plan.

Development at Smaller Villages

At the Smaller Villages, limited development may be appropriate within the existing built areas of these settlements or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities.

^b As defined by the development boundaries set out in saved policy H10 Vale Local Plan 2011

Our proposals for the future shape of development across the Vale 3

Oxfordshire un-met housing need

- 3.25** As described above, Local Planning Authorities are required to prepare a Strategic Housing Market Assessment (SHMA) to identify the objectively assessed need for housing in their housing market area. For the Vale of White Horse district, the housing market area is the County of Oxfordshire, as a whole.
- 3.26** In addition to planning to deliver housing for the district, the council must also work with neighbouring authorities, under the 'duty-to-cooperate', to plan for any un-met housing across the wider market area.
- 3.27** The NPPF states that plans must be:
- “Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development”.**⁽¹⁰⁾
- 3.28** Unmet housing need may arise where one authority is unable to deliver its objectively assessed need, perhaps because there are no sites available that are deliverable and consistent with national policy.
- 3.29** The Vale of White Horse District Council is working positively with its neighbouring authorities and has formally signed up to the Oxfordshire Statement of Cooperation. This establishes a process for cooperation between local authorities and how the council's commitments under the Duty-to-Cooperate will be facilitated. The statement is available at the following website:
- <http://www.oxfordshire.gov.uk/cms/content/spatial-planning-and-infrastructure-partnership>
- 3.30** The Oxfordshire Statement of Cooperation has been agreed to ensure an adequate mechanism is in place to address any un-met housing need in Oxfordshire, in accordance with national guidance.
- 3.31** The Oxfordshire Statement of Cooperation has been transcribed into policy and will form part of our final plan. It is included within this consultation document (**Core Policy 3a**) for information.

10 CLG (2012) The National Planning Policy Framework, p.43

3 Our proposals for the future shape of development across the Vale

Core Policy 3a: Duty to Cooperate Policy - Oxfordshire Un-Met Housing Need

The council undertakes to work cooperatively with all the other Oxfordshire local authorities to seek to jointly meet in full the objectively assessed need for housing across the Oxfordshire housing market area, to be informed by the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA). The council will first seek to accommodate its own housing need in full. If following the SHMA, any of the Oxfordshire authorities identify that they cannot fully accommodate their objectively assessed housing need, the council will fulfil its statutory 'duty to co-operate' in partnership with all the other Oxfordshire authorities. As part of this, the council will actively participate in any necessary joint work to identify and assess all options in accordance with national policy and SEA regulations so as to establish how and where any unmet need can best be accommodated within the housing market area.

Any joint working will consider all options which may be contained within individual districts or may cross administrative boundaries. If following this joint work it is identified and agreed that any unmet housing need is required to be accommodated within this district one of the following approaches would be undertaken:

- a highly focused partial review of the Local Plan, or
- appropriate land allocations would be made through a subsequent development plan document.

The appropriate approach would depend on the scale of the provision required.

4. Sub Area Strategies

Overview

We have developed three sub-area strategies for different parts of the Vale to help us plan effectively for the needs of the district. They help ensure the plan is locally distinctive and is focused on the needs of each area. The three sub-areas are:

Abingdon-on-Thames and Oxford Fringe – which covers the northern and north eastern parts of the Vale that have strong linkages with the City of Oxford. It contains the market town of Abingdon-on-Thames, the local service centre of Botley and several larger villages including Cumnor, Drayton, Kennington, Kingston Bagpuize with Southmoor, Marcham, Radley, Sutton Courtenay and Wootton. A large part of this sub-area is located within the Oxford Green Belt.

South East Vale – which includes most of the Science Vale Oxford area and contains the market town of Wantage, the local service centre of Grove as well as a number of significant employment sites, including Harwell Oxford, Milton Park and Didcot A Power Station. The area also contains a number of larger villages including Blewbury, East Challow, East Hanney, East Hendred, Harwell, Harwell Oxford Campus, Milton and Steventon.

Western Vale – which is a more rural area stretching from the North Wessex Downs Area of Outstanding Natural Beauty (AONB) to the River Thames, containing the market town of Faringdon and several larger villages, including Shrivenham, Stanford-in-the-Vale, Uffington and Watchfield.

This section provides a brief introduction to our sub-area strategies and updates our proposals for housing delivery and development sites. The original sub-area strategies can be viewed in our consultation draft plan published in February 2013.⁽¹¹⁾

11 Please remember that the consultation draft we published in February 2013 does not reflect our new housing delivery targets. An update to the full plan will be published in mid 2014.

4 Sub-Area Strategies

Abingdon-on-Thames and Oxford Fringe Sub-Area Strategy

Introduction

- 4.1** The Abingdon-on-Thames and Oxford Fringe Sub-Area lies in the north of the Vale District. It has strong functional links with Oxford City and 56 percent of the sub-area is located within the Oxford Green Belt. The sub-area provides housing for residents working in Oxford City and also functions as a significant employment area in its own right. The sub-area has good access to the strategic road network, including the A34 and A420.
- 4.2** The market town of Abingdon-on-Thames is the largest settlement in the sub-area. It benefits from an attractive frontage to the River Thames and an historic town centre. The second largest settlement in the sub-area is Botley, which is located on the south-western edge of Oxford, and consists of parts of the North Hinksey and Cumnor parishes. Botley has strong links with the City of Oxford and also functions as a local service centre in its own right. The Oxford Brookes University Harcourt Hill Campus is located in North Hinksey.
- 4.3** The Abingdon-on-Thames and Oxford Fringe Sub-Area contains a network of attractive rural villages, which include the larger villages of Cumnor, Drayton, Kingston Bagpuize with Southmoor, Kennington, Marcham, Radley, Sutton Courtenay and Wootton.
- 4.4** The sub-area is a highly sustainable location for development particularly due to its proximity to Oxford City and excellent public transport connectivity.
- 4.5** The over-arching priority for the area is to maintain the service and employment centre roles for Abingdon-on-Thames and Botley, whilst ensuring future growth is managed to minimise any pressure on the highway network and to respect the overarching principles of the Oxford Green-Belt.
- 4.6** We are proposing to allocate ten new sites for housing development within this sub-area which account for around 20% of our strategic development (see **Figure 4.1** and **Core Policy 6**):

Core Policy 6: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area

Development in the Abingdon-on-Thames and Oxford Fringe Sub-Area should be in accordance with the Settlement Hierarchy set out in Core Policy 2:

Market Town: Abingdon-on-Thames
 Local Service Centre: Botley
 Larger Villages: Cumnor, Drayton, Kennington, Kingston Bagpuize with Southmoor, Marcham, Radley, Sutton Courtenay and Wootton
 Smaller Villages: Appleford, Appleton, Farmoor and Frilford

Housing

Over the plan period (2011 to 2031), at least 2,340 new homes will be provided in accordance with the spatial distribution set out below on land identified for strategic growth.

Settlement	Site Name	Number of Dwellings
Abingdon-on-Thames	North Abingdon-on-Thames	410
	North West Abingdon-on-Thames	200
Cumnor	South Cumnor	200
Drayton	South Drayton	200
Kennington	South Kennington	270
Marcham	South Marcham	200
Radley	North Radley	200
	North West Radley	240
Sutton Courtenay	East Sutton Courtenay	220
Wootton	East Wootton	200
Total		2,340

Yellow highlighting = new sites introduced by this consultation

The strategic allocations will be brought forward through a master planning process involving the community, local planning authority and the developer and should meet any requirements as set out in the Development Templates in **Appendix A**.

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4 Sub-Area Strategies

Continued from page 33

Employment

3.20 Hectares of employment land is identified for future business and employment growth. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 25.

Strategic employment sites:

Abingdon-on-Thames:

Ashville Trading Estate, Abingdon Business Park, Nuffield Way, Drayton Road Industrial Estate, Fitzharris Trading Estate, Abingdon Science Park, Radley Road Industrial Estate, Barton Mill in Audlett Drive;

Botley:

Curtis Industrial Estate, Hinksey Business Centre, Minns Business Park, Seacourt Tower.

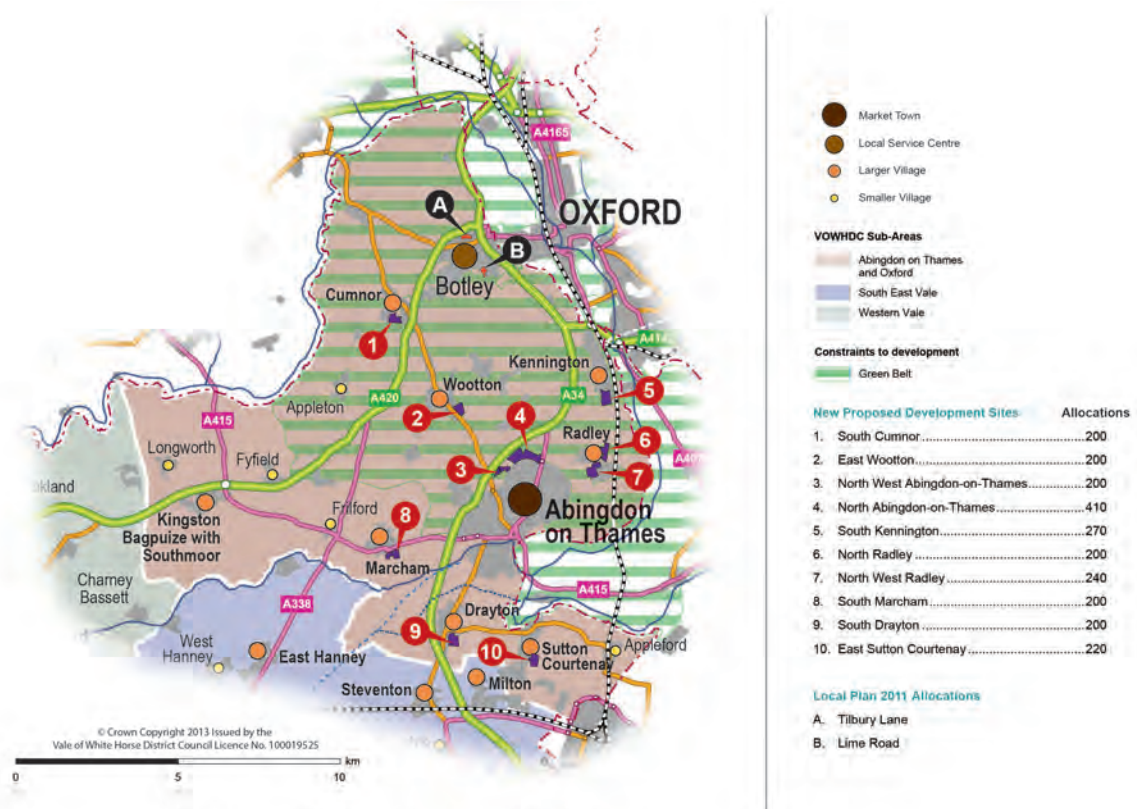


Figure 4.1: Abingdon-on-Thames and Oxford Fringe Sub-Area

Why are we proposing new development allocations within this sub-area?

- 4.7** We have carried out a comprehensive assessment of potential development sites across the district. We have tried to ensure that any additional sites are located in the most sustainable locations and do not add to areas where large amounts of development are already planned.
- 4.8** In our consultation plan published in February 2013 we said that:
- “Strategic housing or employment growth within the sub-area, particularly that located in south Abingdon-on-Thames and Drayton, would only be supported if satisfactory measures to improve highway capacity have been identified and shown to be deliverable”.
- 4.9** We also stated that:
- “First consideration will be given to this sub-area should additional sources of housing supply need to be identified in the plan period, providing growth can be sustainably accommodated”.
- 4.10** Abingdon-on-Thames is our largest settlement. It has the largest range of services and facilities, a good employment base, excellent public transport links to Oxford and beyond, and it has the highest need for affordable housing across the Vale.
- 4.11** We have not been able to identify suitable strategic development options to the south of Abingdon-on-Thames as this land is partly within the flood plain of the River Thames, is protected for its archaeological importance, and suffers from highway congestion. Furthermore, any new strategic development to the south of Abingdon-on-Thames could only be delivered if a new southern bypass was constructed, for which there is currently no funding available. This road could not be currently funded solely by development.
- 4.12** Land to the north and north-west of Abingdon-on-Thames is located within the Oxford Green Belt. However, we have included these sites within our assessment to ensure we consider all reasonable and realistic alternatives. Development to the north of the town could provide much needed housing in our most sustainable settlement. Furthermore, an upgrade to the A34 junction at Lodge Hill would not only provide easy access to the strategic road network, but would also help to alleviate existing traffic issues within the town.
- 4.13** We have assessed a number of possible development sites around our villages within this sub-area and have identified suitable sites at seven of our most sustainable larger villages. These are at Cumnor, Drayton, Kennington, Marcham, Radley, Sutton Courtenay and Wootton.
- 4.14** These villages are amongst the most suitable locations for development in the Vale with comparatively high levels of services and facilities, good public transport connectivity, with opportunities for improvement, and good access to a wide range of employment. We have ensured the scale of growth allocated within these villages is modest to maintain their village character.
- 4.15** Development in Kennington and Radley would help us deliver the A34 junction upgrade through developer contributions. All seven of the village sites also help us to meet our five-year housing supply (2014 – 2019). We need to identify some smaller sites, as these are more deliverable in the short term, and so help us to meet our five-year housing land supply target.

4 Sub-Area Strategies

- 4.16** We have considered the impact of allocating these sites on the Oxford Green Belt very carefully. This work has been informed by a Green Belt Review. We have concluded that developing these sites would not have a significant impact on the Green Belt. The identified sites contribute less to the Oxford Green Belt than alternatives and have been selected following detailed investigation.
- 4.17** Overall, we are proposing to allocate ten new sites for housing development within this sub-area at the following locations:
- North Abingdon-on-Thames: 410 dwellings
 - North-West Abingdon-on-Thames: 200 dwellings
 - South Cumnor: 200 dwellings
 - South Drayton: 200 dwellings
 - South Kennington: 270 dwellings
 - South Marcham: 200 dwellings
 - North Radley: 200 dwellings
 - North West Radley: 240 dwellings
 - East Sutton Courtenay: 220 dwellings
 - East Wootton: 200 dwellings
- 4.18** Maps showing the broad location of the sites and a summary of some important features of development are shown by Figures 4.2 to 4.11. **It is important to remember that these sites will not be developed just for housing. The sites will be designed to integrate successfully with the local community and to minimise any harmful effects, particularly to the historic environment. Examples of other requirements can include:**
- **open space and landscaping**
 - **leisure and recreation provision, including for play spaces**
 - **flood protection and measures for protecting the environment**
 - **new roads, and**
 - **new services and facilities, including for healthcare, education, shopping and for the community**
- 4.19** More details of what each site will need to provide are set out in **Appendix A**. More details of our approach to identifying the most suitable locations for development are set out in our Supporting Paper. This is available from the Council website:

<http://www.whitehorsedc.gov.uk/localplanpartone>



4 Sub-Area Strategies

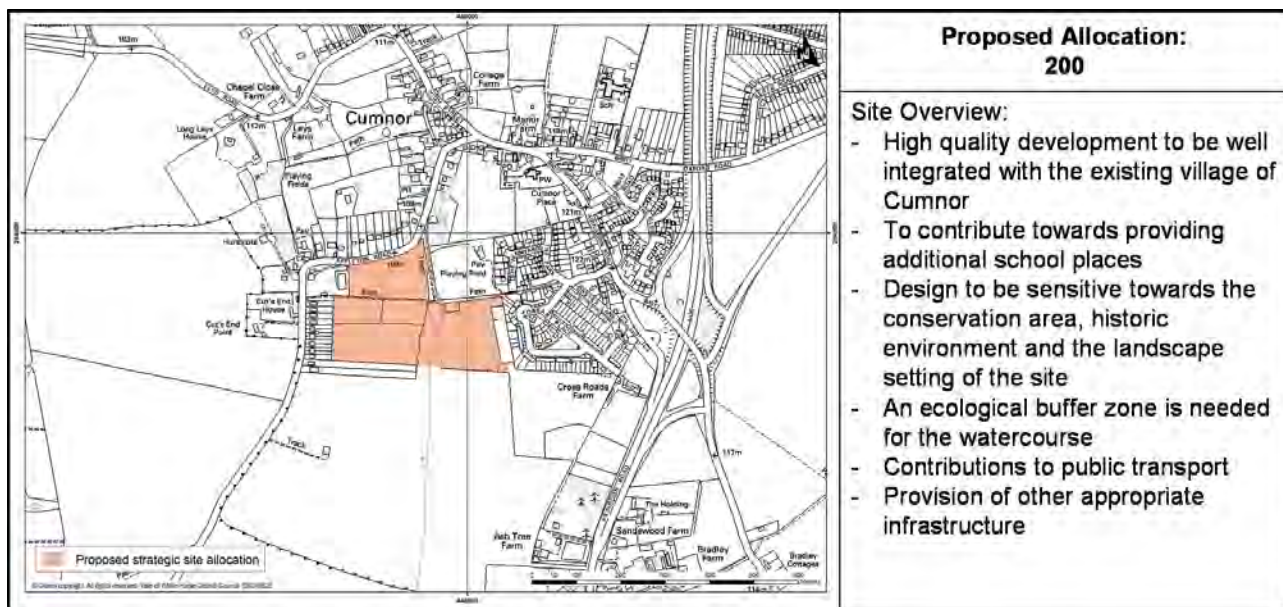


Figure 4.4: Proposed allocation South of Cumnor

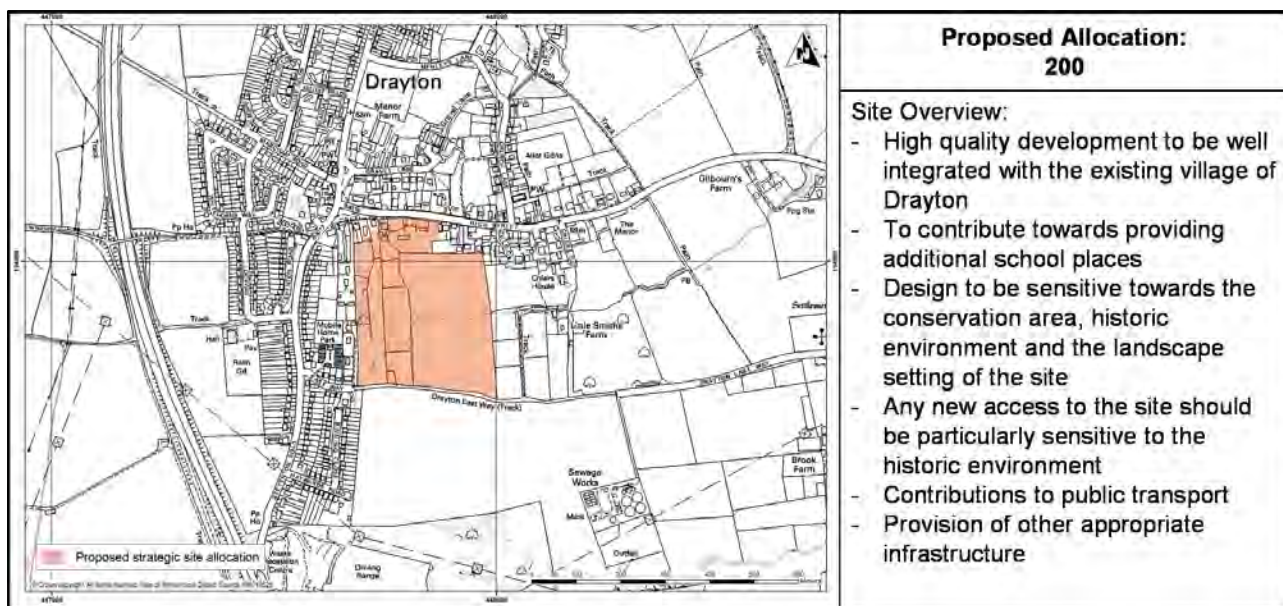


Figure 4.5: Proposed allocation South of Drayton

Sub-Area Strategies 4

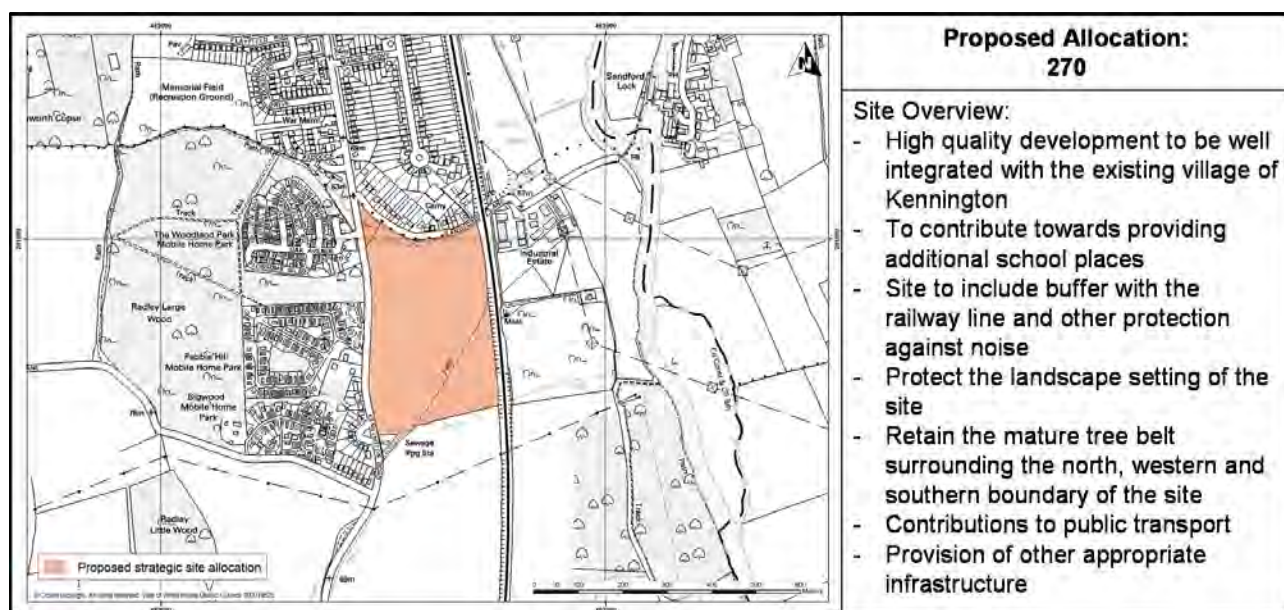


Figure 4.6: Proposed allocation South of Kennington

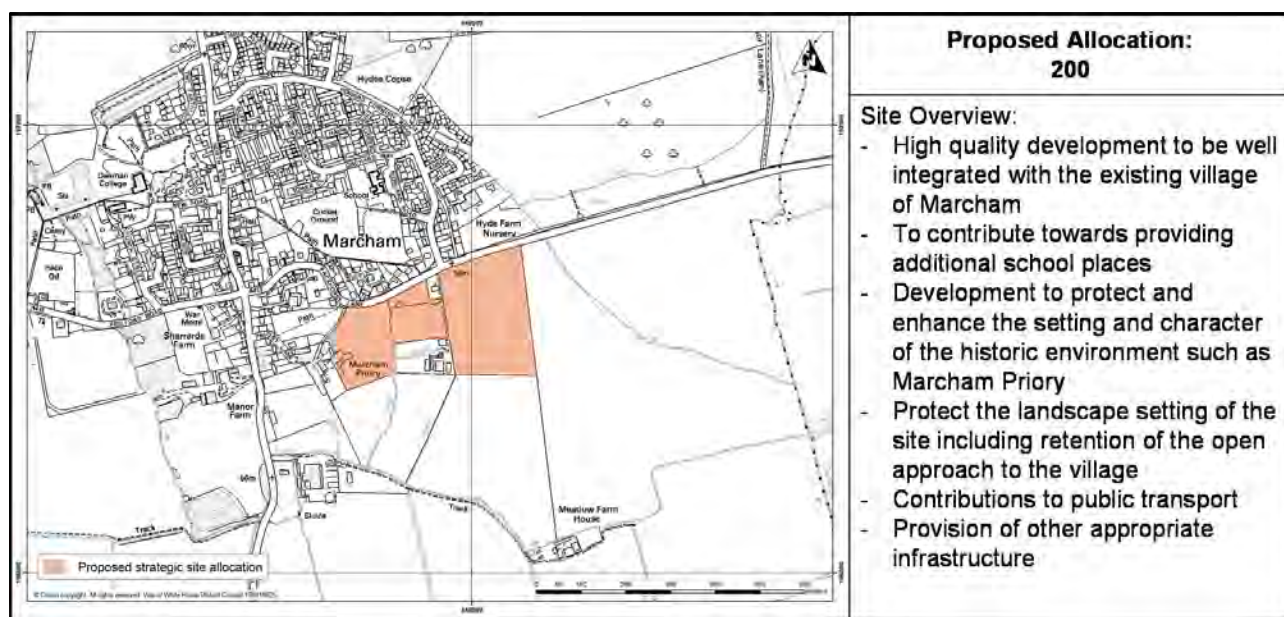


Figure 4.7: Proposed allocation South of Marcham

4 Sub-Area Strategies

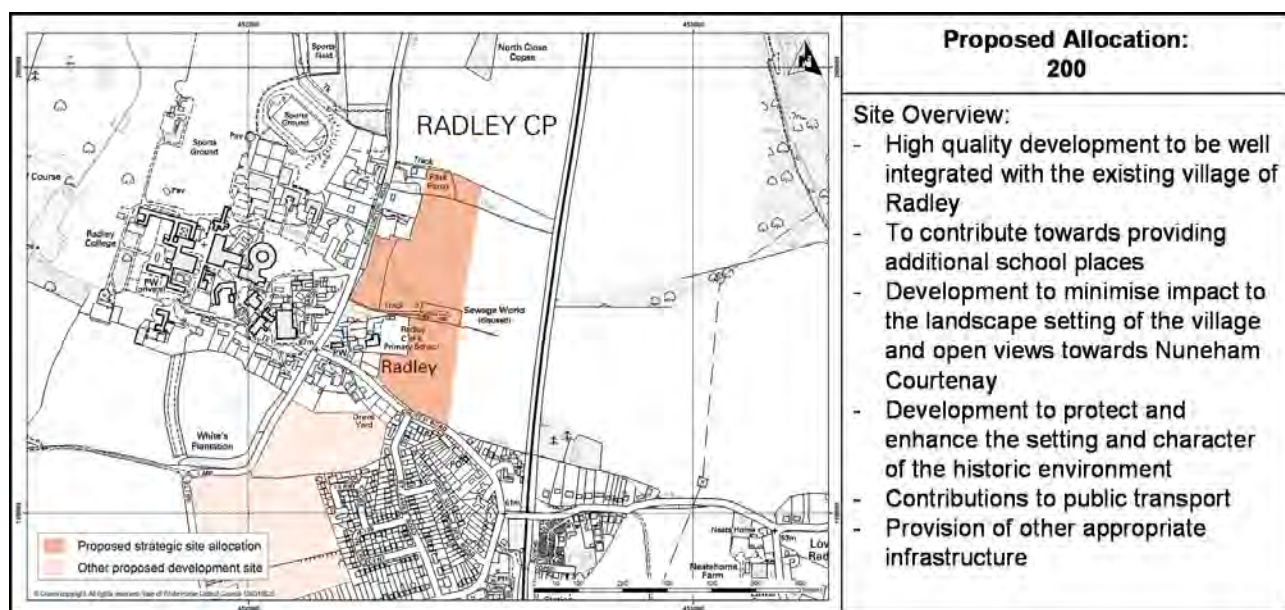


Figure 4.8: Proposed allocation North of Radley

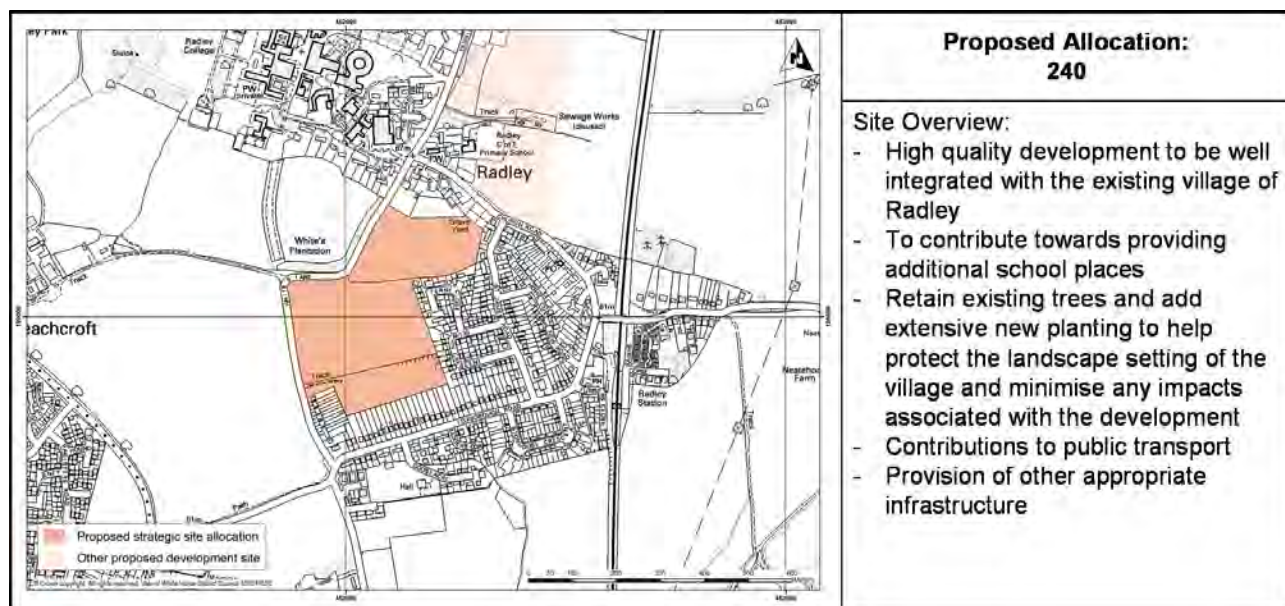


Figure 4.9: Proposed allocation North-West of Radley

Sub-Area Strategies 4

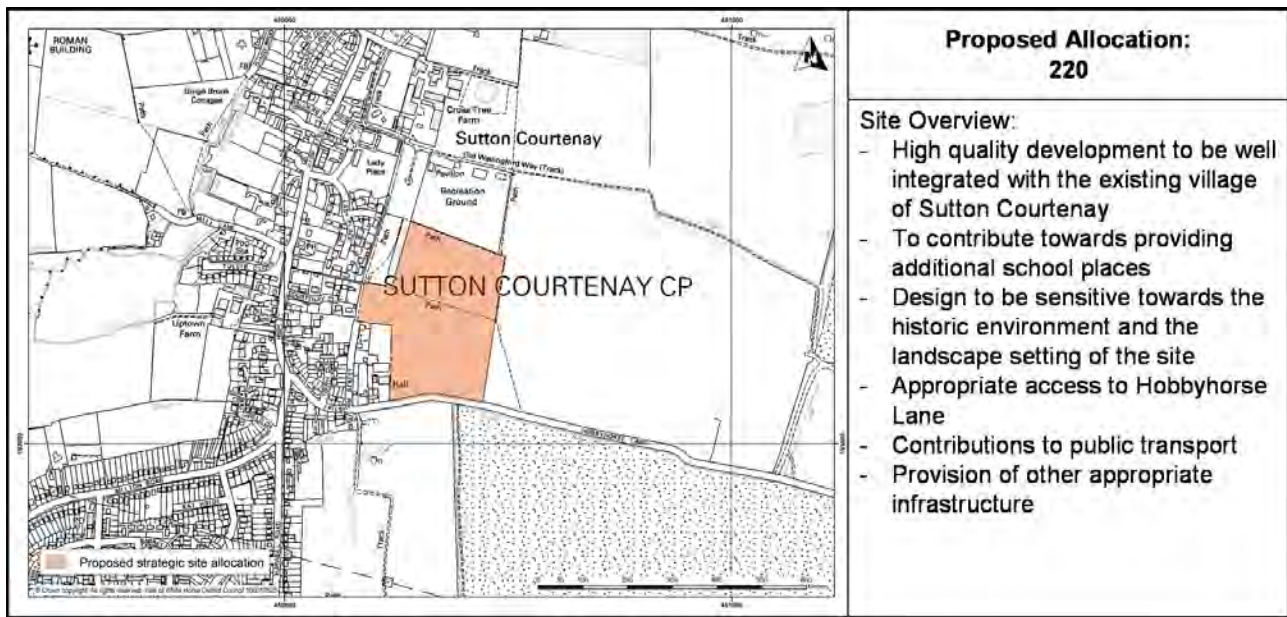


Figure 4.10: Proposed allocation East of Sutton Courtenay

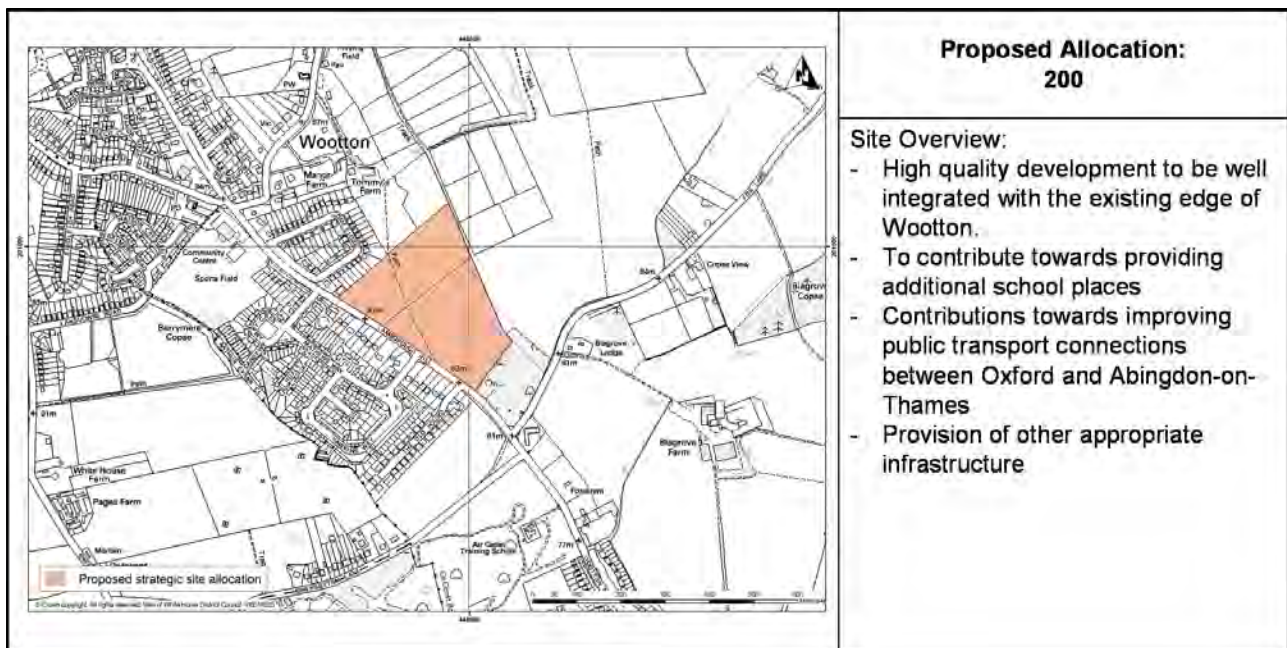


Figure 4.11: Proposed allocation East of Wootton

4 Sub-Area Strategies

The Oxford Green Belt

- 4.20** We recognise the importance of protecting the Oxford Green Belt, but also need to plan for housing in the most appropriate and sustainable locations across the Vale. For this reason we have undertaken a Green Belt Review and are updating our proposed policy for the Oxford Green Belt (**Figure 4.12; Core Policy 9**).
- 4.21** Our updated policy has been informed by a review of the Oxford Green Belt that falls within the Vale of White Horse district and our recommendations are designed to minimise any harmful impacts. Refer to <http://whitehorsedc.gov.uk/evidence>.
- 4.22** We are proposing to release land from the Green Belt for strategic development in the following locations to accommodate sustainable growth over the plan period (**Figure 4.12**):
- North of Abingdon-on-Thames
 - North-West of Abingdon-on-Thames
 - South of Cumnor
 - South of Kennington
 - North of Radley
 - North-West of Radley, and
 - East of Wootton
- 4.23** Furthermore, a number of non-strategic changes are being suggested to the Green Belt (**Figure 4.12**). These changes do not necessarily mean that development would be supported at these locations. But they may be considered for development as part of preparing the Vale Local Plan Part 2. The suggested changes are set out in more detail within the Green Belt Review.
- 4.24** A full update to our approach to this policy will be included in our final plan, to be published in mid 2014. This will be informed by the responses we receive to both this consultation and the draft plan published in February 2013.

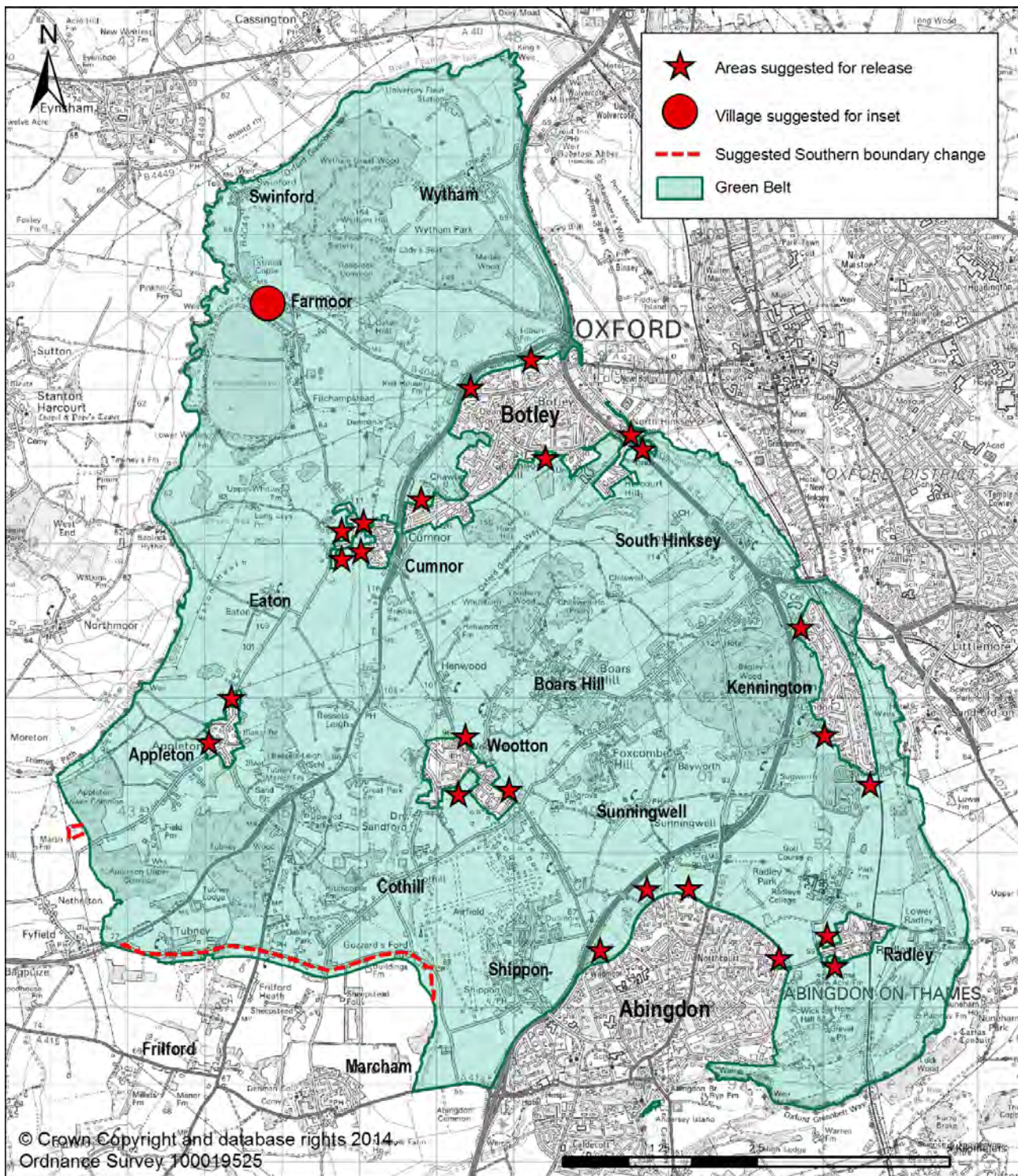


Figure 4.12: Proposed changes to the Oxford Green Belt

4 Sub-Area Strategies

Core Policy 9: The Oxford Green Belt

The Oxford Green Belt will continue to be protected against inappropriate development in accordance with national planning policy to maintain its openness and open character.

Development will be permitted in the following settlements, which are inset to the Green Belt (as shown on the Adopted Policies Map*), where the proposed development is within the existing built area of the village and in accordance with Core Policies 2 and 3:

Appleton, Botley, Cumnor, Farmoor, Kennington, Radley and Wootton.

Proposals for development outside of these settlements will be considered inappropriate, which is harmful to the Green Belt, and will not be approved except in very special circumstances or in exceptional cases as described in national planning policy.

Development on previously developed sites should not have a greater impact on the openness of the Green Belt than the development it replaces. Proposals should:

- ensure any new buildings would not exceed the height of existing buildings
- not lead to a major increase in the developed proportion of the site, and
- not have an adverse impact on the landscape.

* The updated Adopted Policies Map will be published alongside the final draft of the Vale Local Plan 2031 Part 1 in mid 2014.

South East Vale Sub-Area Strategy

Introduction

- 4.25** The South East Vale Sub-Area is at the heart of our local plan and the focal point of our spatial strategy. The sub-area will accommodate around 70% of planned homes and the majority of the proposed future employment.
- 4.26** The South East Vale Sub-Area houses a number of significant centres of employment, including several sites located within the Science Vale Oxford area. These include Harwell Oxford Campus and Milton Park, which were designated as an Enterprise Zone in 2011.
- 4.27** The recently announced Oxford and Oxfordshire City Deal will unleash a new wave of innovation-led growth by maximising the area's world class assets. The Science Vale Oxford sites are central to the City Deal programme and the area will benefit from part of the £95 million of Government investment for the county.
- 4.28** The focus of this sub-area strategy is to ensure employment growth centred on the Enterprise Zone and Science Vale Oxford sites is delivered alongside strategic housing and infrastructure to ensure balanced and sustainable growth.
- 4.29** This sub-area contains the market town of Wantage, the nearby larger village of Grove and extends within Harwell and Milton parishes, to the western edge of Didcot. Although the town of Didcot is located within South Oxfordshire, some of the proposed housing for this area is to be located within the Vale. For this reason we are working closely with South Oxfordshire District Council to prepare our local plan.
- 4.30** Didcot A Power Station, a dominant feature on the area's landscape, closed in March 2013 and offers a significant opportunity for further development when it is fully decommissioned.
- 4.31** The historic market town of Wantage and the nearby larger village of Grove are separate settlements with their own unique character and identity. They have a strong functional relationship, with many shared services, including for health, education and leisure. It is important that growth here is carefully coordinated to ensure service and infrastructure provision closely matches the needs of the two communities. The significant planning permission at Grove Airfield will contribute up to 2,500 homes to Grove and provide important services and facilities. It is important any new development is successfully integrated with the existing and newly planned communities.
- 4.32** The South East Vale Sub-Area also houses many attractive rural villages and approximately half of the area lies within the North Wessex Downs AONB. These more rural settlements are an important part of the wider community and their historic character should be conserved and enhanced.
- 4.33** The proposals within the South East Vale sub-area will be supported by a delivery focused Area Action Plan (AAP). The AAP will set out a framework to support the delivery of high quality development and supporting infrastructure.
- 4.34** We are proposing to increase housing delivery at one site which has already been proposed and to allocate five additional sites for housing development within this sub-area (see **Figure 4.13** and **Core Policy 12**).

4 Sub-Area Strategies

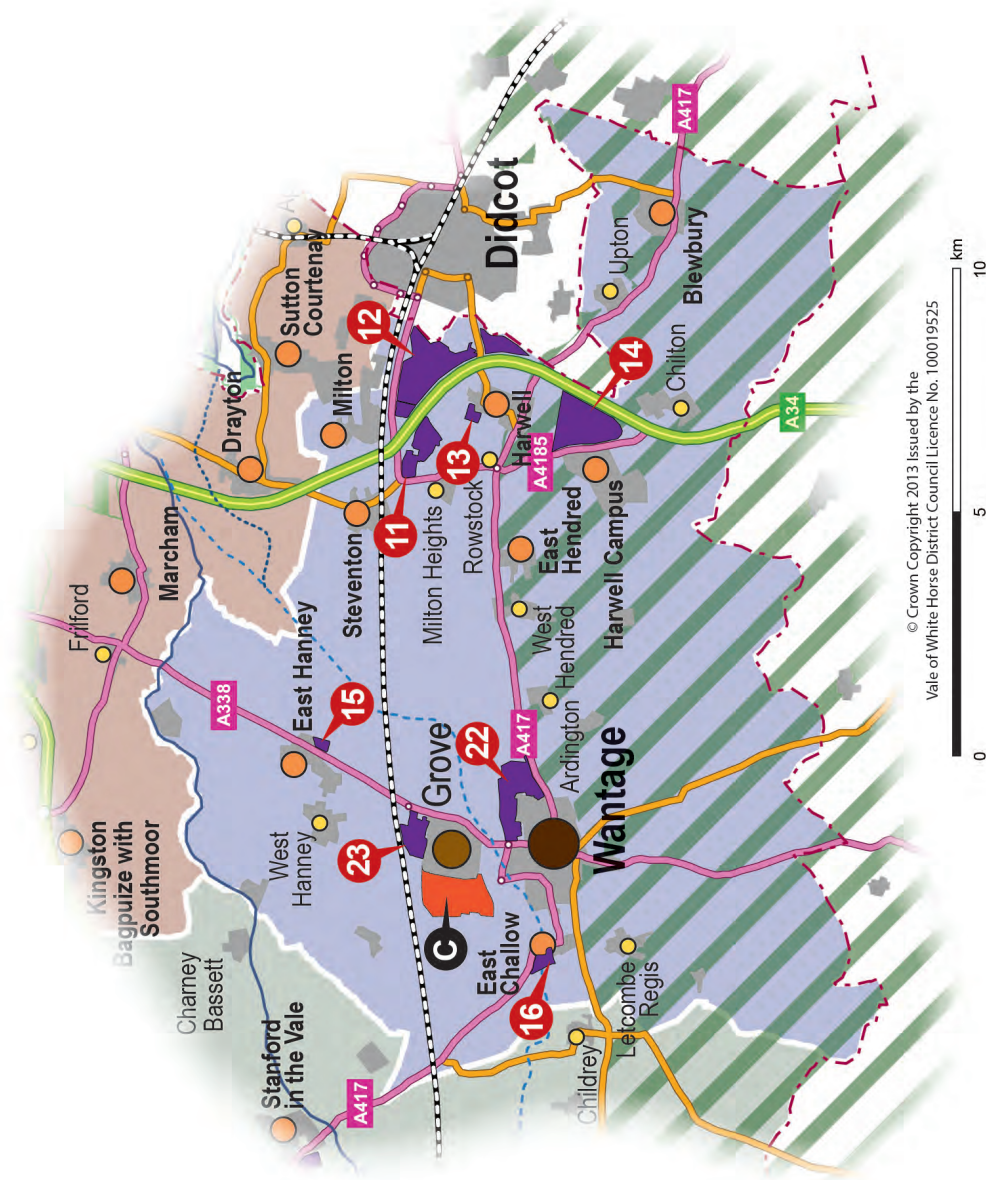
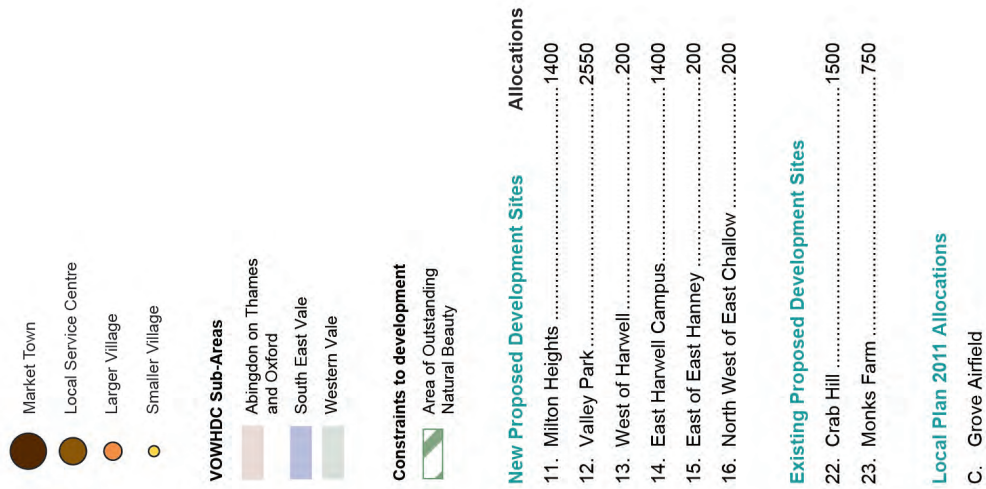


Figure 4.13: South East Vale Sub-Area

Core Policy 12: Spatial Strategy for South East Vale Sub-Area

Development in the South East Vale Sub-Area should be in accordance with the Settlement Hierarchy set out in Core Policy 2:

Market Town	Wantage
Local Service Centre:	Grove
Larger Villages:	Blewbury, East Challow, East Hanney, East Hendred, Harwell, Harwell Oxford Campus, Milton and Steventon
Smaller Villages:	Ardington, Chilton, Letcombe Regis, Milton Heights, Rowstock, Upton, West Hanney, and West Hendred

Housing

Over the plan period (2011 to 2031), at least 8,200 new homes will be provided in accordance with the spatial distribution set out below on land identified for strategic growth.

Settlement	Site Name	Number of Dwellings
East Challow	Land North West of East Challow	200
East Hanney	East of East Hanney	200
Harwell and Milton parishes, east of the A34 adjoining Didcot town	Valley Park (with potential for a further 1,600 after 2031)	2,550
Harwell Oxford Campus	East Harwell Oxford Campus (with potential for a further 2,000 after 2031)	1,400
Harwell	West of Harwell	200
Milton Parish	Milton Heights (with potential for a further 250 after 2031)	1,400
Wantage and Grove	Crab Hill (North East Wantage and South East Grove)	1,500
	Monks Farm (North Grove)	750
Total		8,200

Yellow highlighting = new sites introduced, or where the proposed allocation is increased, by this consultation
Continued on page 48

4 Sub-Area Strategies

Continued from page 47

The strategic allocations will be brought forward through a master planning process involving the community, local planning authority and the developer and should meet any requirements as set out in the Development Templates in **Appendix A**. Further delivery and implementation detail will be set out in the Science Vale Area Action Plan.

Employment

132 Hectares of employment land will be provided. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 25:

Strategic employment sites:

Grove Technology Park
Grove Road, Wantage
Downsview Road, Grove
Station Road, Grove
Existing Business Premises around Didcot Power Station (not including vacant surplus land)
Milton Park Site
Harwell Oxford Campus.

Why are we proposing new development allocations within this sub-area?

- 4.35** We are planning to focus most of our development within the South East Vale sub-area (around 70% of the proposed strategic growth). This is because the area is home to the largest of our significant employment sites and where the largest number of new jobs will be created.
- 4.36** The planned development will also be accompanied by a significant package of new infrastructure, including the following (**Figure 4.14**):
- access to the strategic road network, for example improvements to the A34 at Milton and Chilton junctions
 - link road at north east Wantage between the A338 and A417 (Wantage Eastern Link Road)
 - relief to the road network at Rowstock and Harwell
 - improvement of the strategic cycle network, and
 - improvements to the bus network, particularly between the proposed housing and employment sites.
- 4.37** The Oxford and Oxfordshire City Deal provides further support to enhance the area and this includes the Oxford Science Transit; a fully integrated public transport system that connects the areas centres of innovation with Didcot and Oxford. This will introduce a high frequency bus and rail service using 'smart' ticketing.
- 4.38** For these reasons, the area may be a logical place to locate further development. However, we need to be careful that the scale of development is sustainable and any impacts on the local services, facilities and road network are correctly mitigated.

4 Sub-Area Strategies

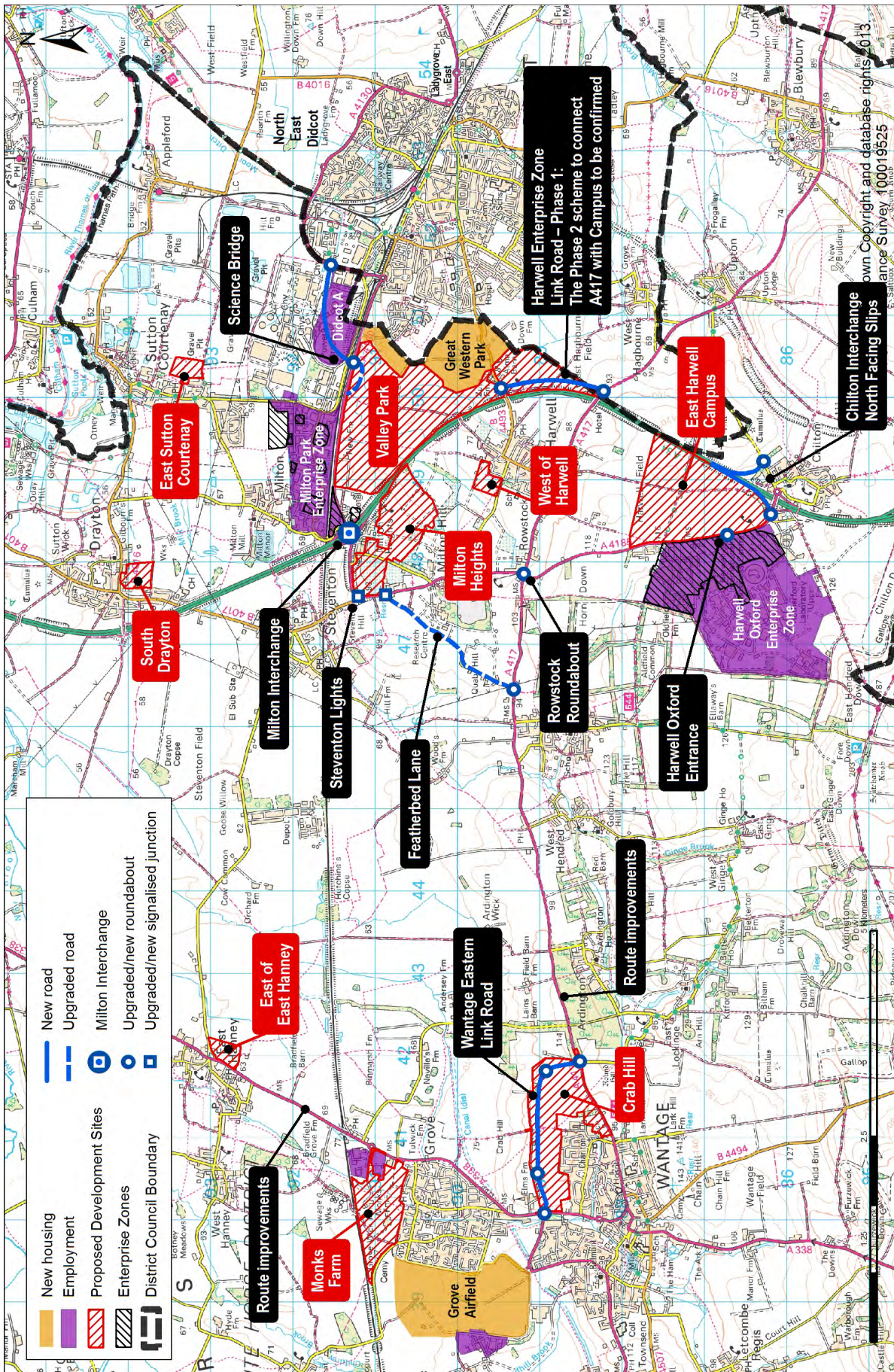


Figure 4.14: Proposed Science Vale Oxford infrastructure improvements (within the Vale of White Horse District)

- 4.39** Harwell Oxford Campus is a highly sustainable location for development, not least because it is an internationally important centre for innovation and technology based employers, and has good public transport connections. Further development will improve the sustainability of the site, increasing opportunities for people to live and work in close proximity, and to provide a better range of services, facilities and public transport options.
- 4.40** Although Harwell Oxford Campus is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), we believe that the international significance of the site provides uniquely exceptional circumstances to justify supporting further development in the public interest. Important features of the site include:
- Harwell Oxford hosts internationally significant research facilities, including the Diamond Light Source synchrotron, the ISIS neutron source, the Science and Technology Facilities Council's (STFC) Rutherford Appleton Laboratory and a host of other organisations and facilities including the European Space Agency's (ESA) Business Incubation Centre
 - the campus was designated as an Enterprise Zone in 2011, along with Milton Park, and has 99 ha of developable land available (64 ha are designated as an Enterprise Zone)
 - it is estimated that at least 5,400 net additional jobs will be created at the Harwell Oxford site with expansion in scientific research, other professional services, IT services, electronics and pharmaceuticals, and
 - the Government estimates that the space science industry will grow by £9bn by 2030. Harwell Oxford is well placed to accommodate part of this growth and ESA are already expanding their presence at the site
- 4.41** Elsewhere in the sub-area, we have sought to plan for growth in a range of sustainable locations to ensure a balanced package of sites that will deliver sufficient housing in the short and medium term. Many sites are already allocated at Didcot, including sites within the South Oxfordshire District Council area, and further development is thought to be deliverable towards the end of the plan period up to 2031 and beyond. We cannot rely on more housing coming forward at Didcot more quickly, partly due to the level of housing already planned, and partly as the growth at Didcot should be planned sustainably alongside new services and facilities.
- 4.42** We have identified a further site for development at Milton Heights. This is a sustainable location that can be made more sustainable. The area will benefit from the significant highway improvements proposed in the area. In particular, upgrades to the A34 junction at Milton and relief to the road network at Rowstock. Further improvements to the bus network between Didcot, Milton Park and Harwell Oxford Campus will also benefit this area.
- 4.43** We have not allocated further development within Wantage and Grove as the area is already the focus of significant growth. However, we have identified a suitable site for development to the north-west of East Challow, as this is one of our more sustainable villages. It is within the Science Vale Oxford area and is in close proximity to the market town of Wantage and the higher order services and facilities it offers.
- 4.44** We have assessed a number of possible development sites around our villages within this sub-area and have identified two further suitable sites. These are at East Hanney and Harwell. These villages are considered to be sustainable locations for development being well located in the heart of the Science Vale Oxford area and close to a large range of employment opportunities. Further development at these villages will help to support enhanced services and facilities. We have ensured the scale of growth allocated within these villages is modest to maintain their village character.

4 Sub-Area Strategies

4.45 Overall, we are proposing to allocate six sites for housing development within this sub-area at the following locations:

- East Challow: 200 dwellings
- East Hanney: 200 dwellings
- Harwell and Milton Parishes east of the A34 (Valley Park): 400 additional dwellings (2550 in total; the February 2013 consultation proposed 2150 dwellings at this site) with potential to deliver an additional 1,600 dwellings after 2031
- Harwell Oxford Campus (East): 1400 dwellings (up to 2031) with potential to deliver an additional 2,000 dwellings after 2031 (replaces the North West Harwell Campus site proposed through our earlier consultation)
- Milton Parish: 1400 dwellings with potential to deliver an additional 250 dwellings after 2031
- West of Harwell Village: 200 dwellings
- We also have existing proposals for development at Crab Hill (North-East Wantage) and Monks Farm (North Grove). These proposals are set out in our February 2013 draft Local Plan.

4.46 Maps showing the broad location of the sites and a summary of some important features of development are shown by Figures 4.15 to 4.20. **It is important to remember that these sites will not be developed just for housing. The sites will be designed to integrate successfully with the local community and to minimise any harmful effects, particularly on the historic environment. Examples of other requirements can include:**

- open space and landscaping
- leisure and recreation provision, including for play spaces
- flood protection and measure for protecting the environment
- new roads, and
- new services and facilities, including for healthcare, education, shopping and for the community

4.47 More details of what each site will need to provide are set out in **Appendix A**. More details of our approach to identifying the most suitable locations for development are set out in our Supporting Paper. This is available from the Council website:

<http://www.whitehorsedc.gov.uk/localplanpartone>

Sub-Area Strategies 4

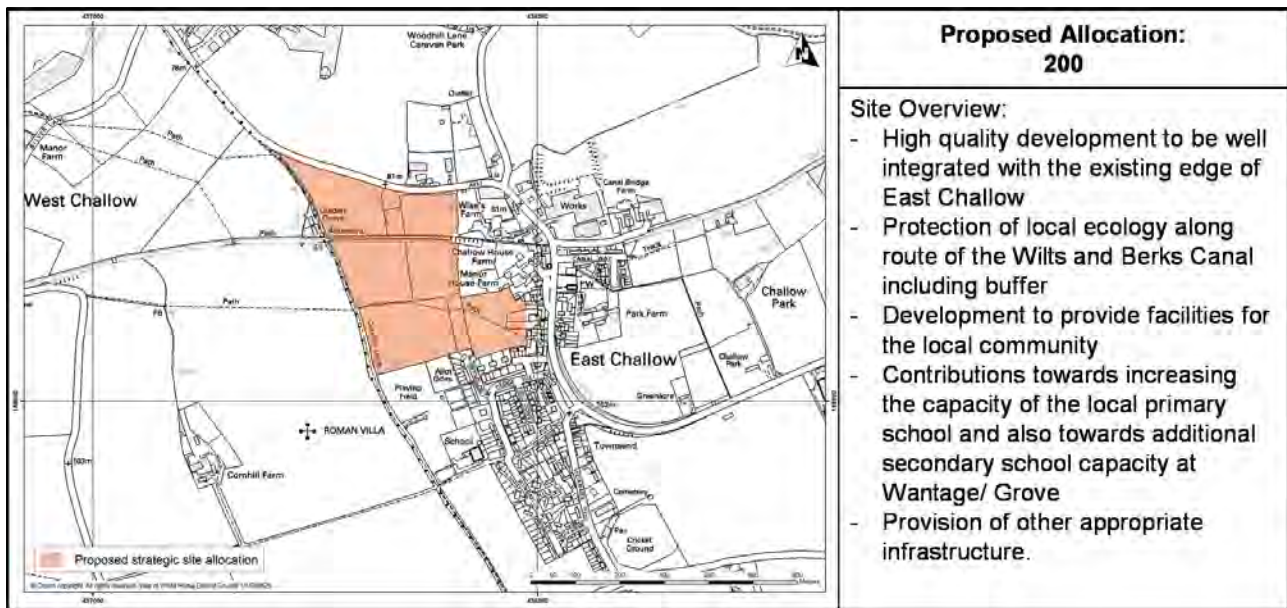


Figure 4.15: Proposed allocation North-West of East Challow

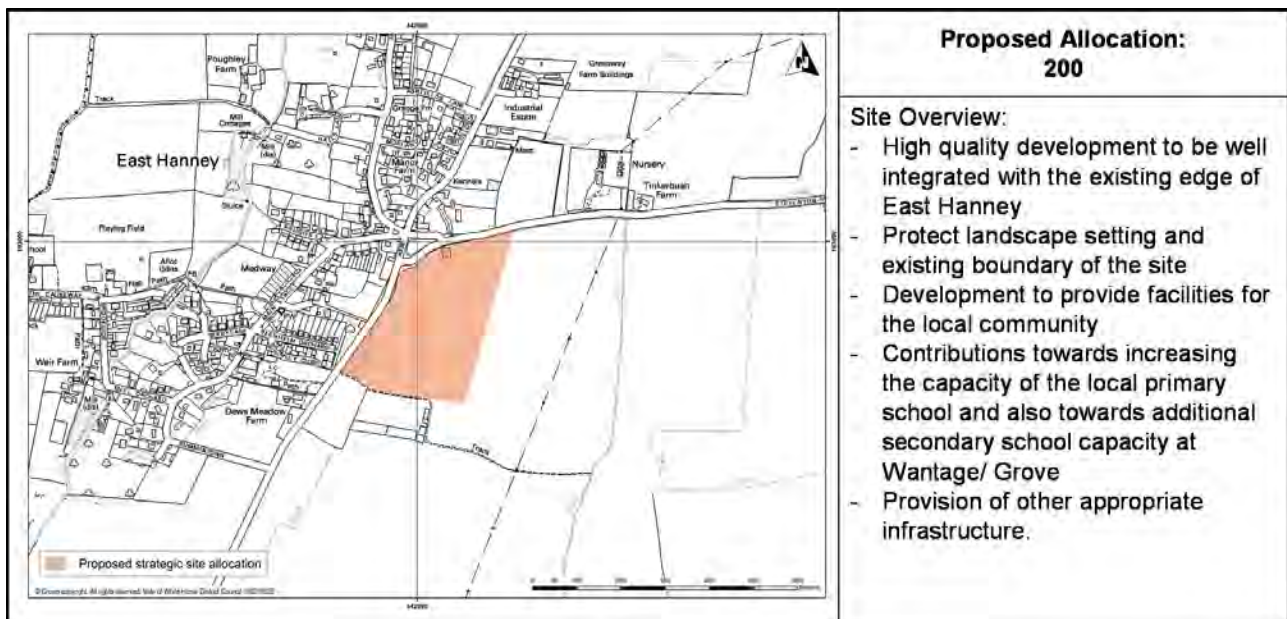


Figure 4.16: Proposed allocation East of East Hanney

4 Sub-Area Strategies

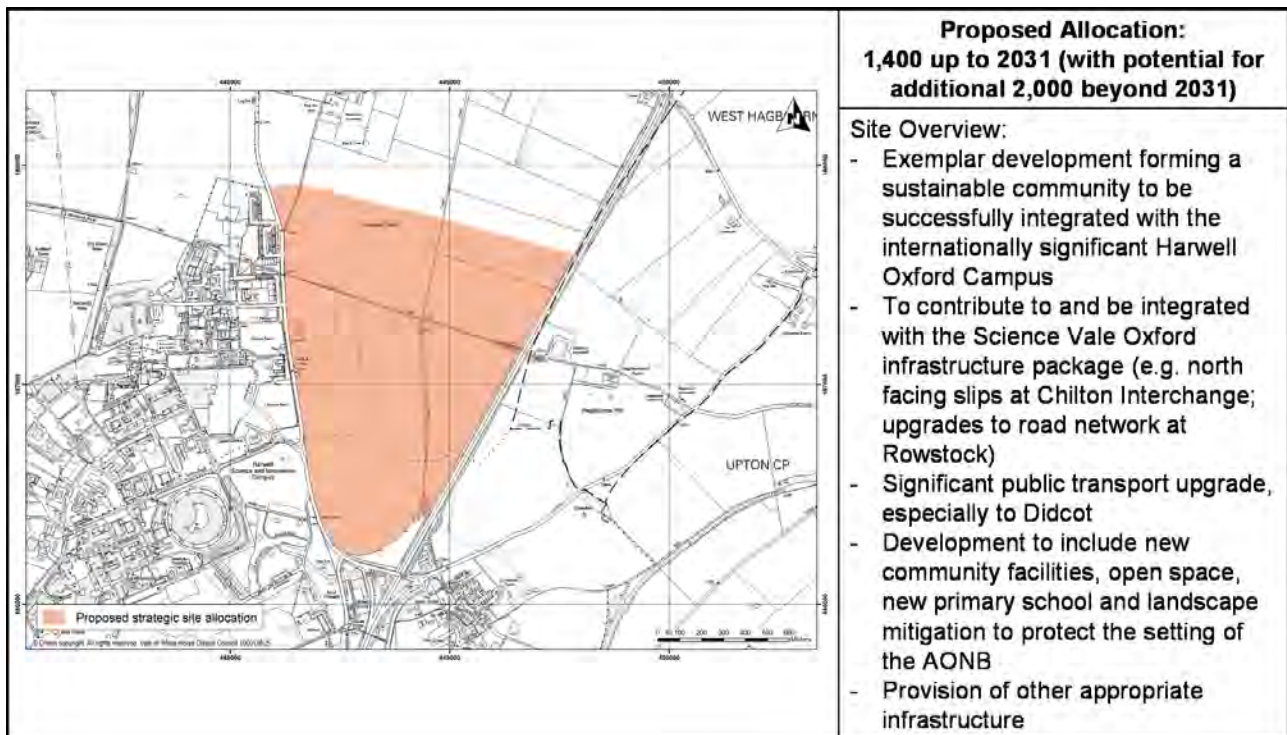


Figure 4.17: Proposed allocation East of Harwell Oxford Campus

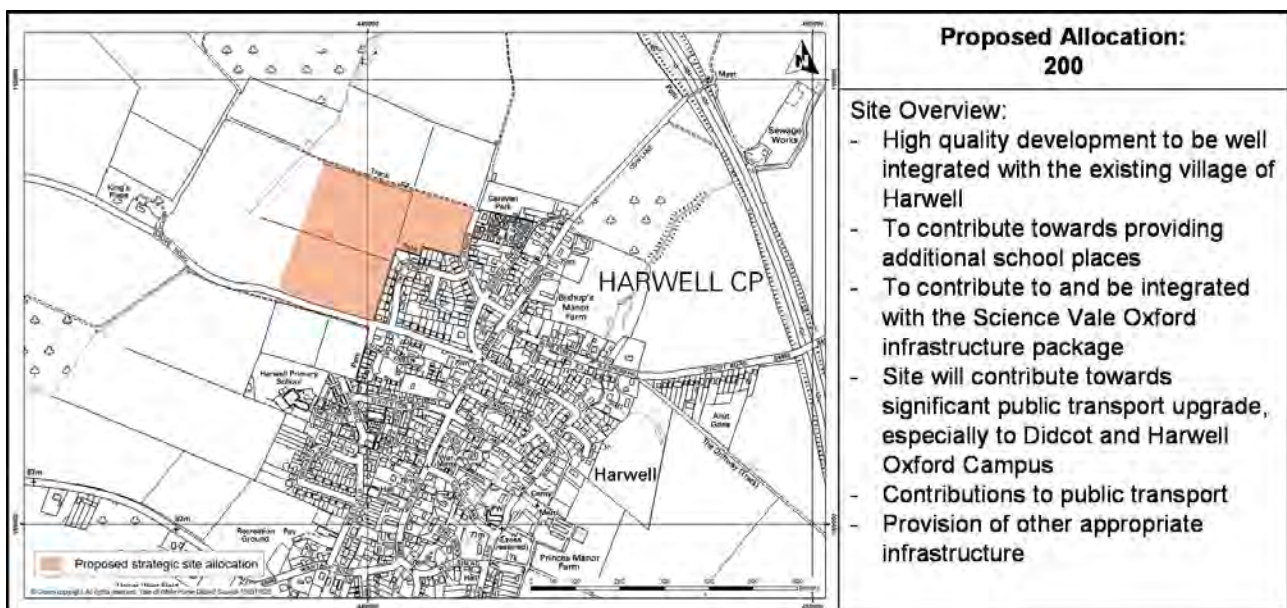


Figure 4.18: Proposed allocation West of Harwell Village

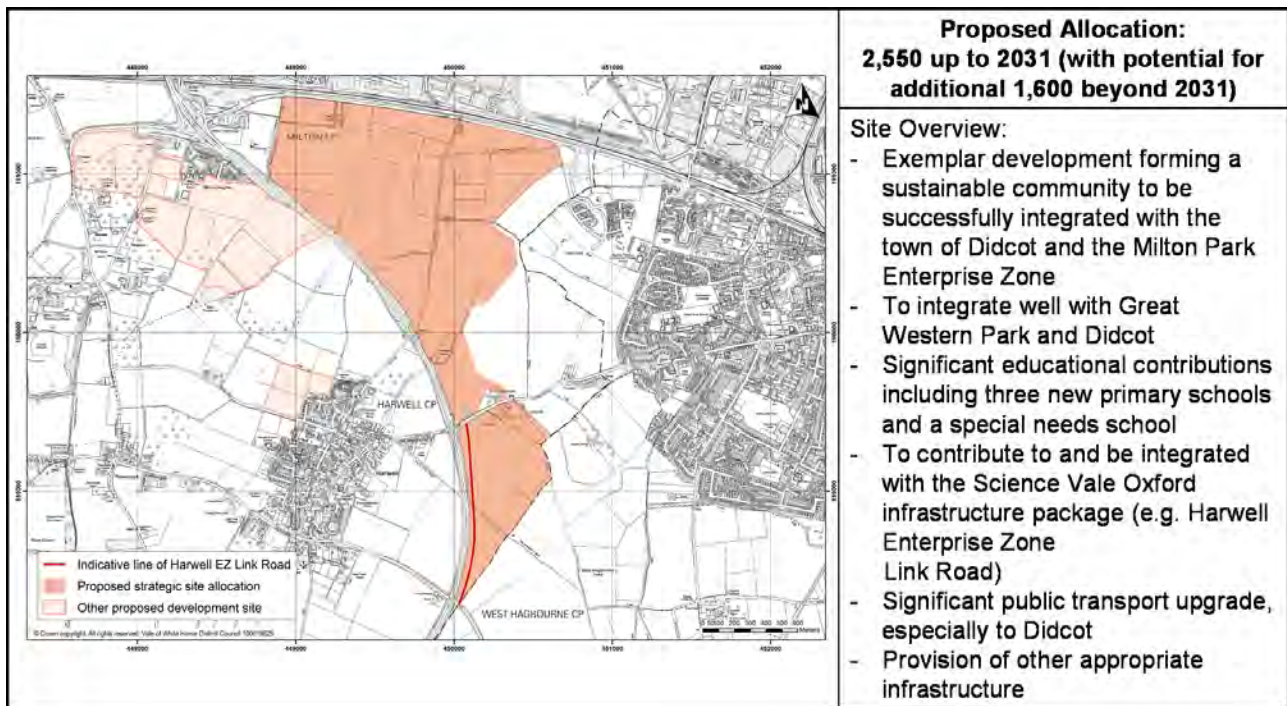


Figure 4.19: Proposed allocation of Valley Park within Harwell and Milton parishes east of the A34

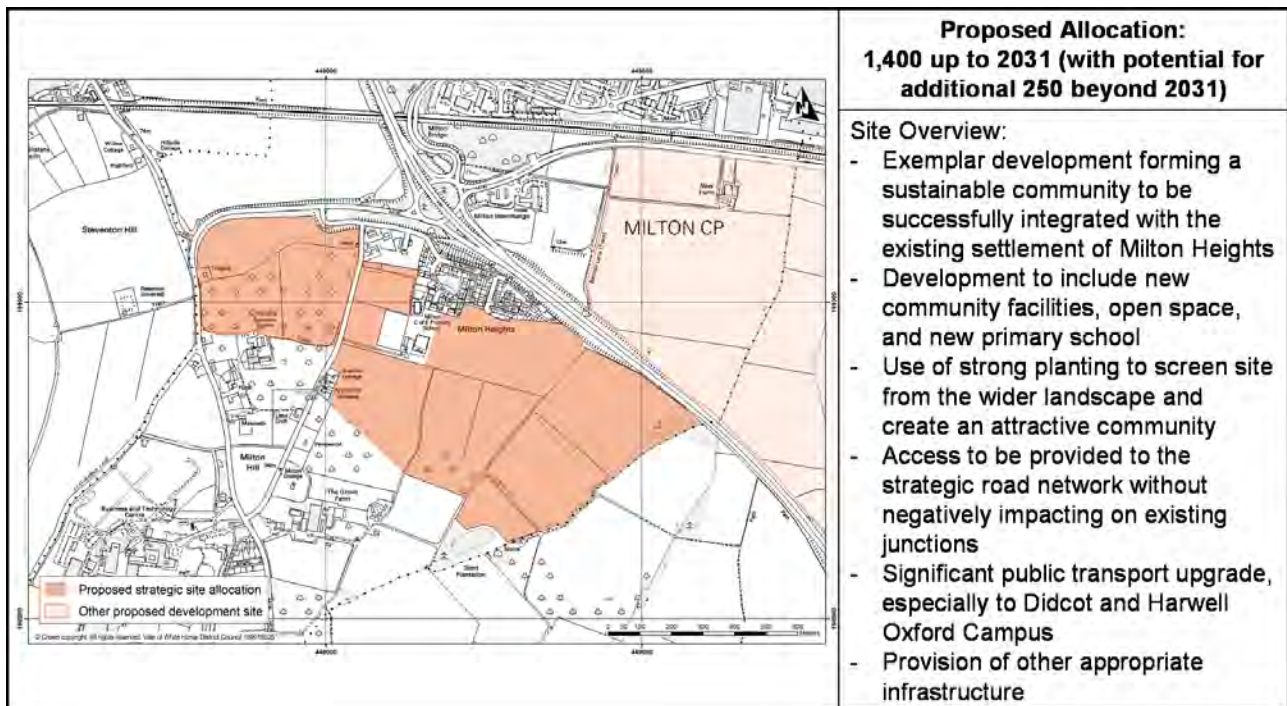


Figure 4.20: Proposed allocation within Milton parish, west of the A34

4 Sub-Area Strategies

Science Vale Area Action Plan

- 4.48** The Science Vale Oxford area is a nationally and internationally significant location for research and innovation and is the focus for large-scale expansion.
- 4.49** The Science Vale Oxford area is located largely within the South East Vale sub-area and this is where we are focusing most of our future development. As we have explained above, the area is home to the largest of our significant employment sites, and is where the largest number of our new jobs will be created.
- 4.50** The area does however extend into South Oxfordshire and it is important we plan effectively across our district boundaries.
- 4.51** The town of Didcot is located within our neighbouring district of South Oxfordshire and adjoins parts of the Vale to the north and west. The Vale parishes of Appleford-on-Thames, Sutton Courtenay, Milton and Harwell all have borders with Didcot. Some of these parishes house the important employment land to the west of Didcot, which includes the Didcot A Power Station and Milton Park sites.
- 4.52** Parts of Harwell and Milton parishes have been identified for future housing, which although located within the Vale, will clearly need to relate effectively with Didcot. As a higher order centre, Didcot will provide many important services and facilities for the development including for retail and leisure.
- 4.53** Didcot has been identified as a New Growth Point within the adopted South Oxfordshire Core Strategy and 6,300 homes have been allocated within South Oxfordshire at Didcot. The core strategy also identifies the need for significant regeneration and outlines proposals for improvements to the central area of the town, the Orchard Centre and the railway station
- 4.54** Overall there is significant change proposed around Didcot, in both the Vale of White Horse and South Oxfordshire Districts, which includes housing, employment and large infrastructure projects. There is also significant change proposed across other parts of the Science Vale Oxford area, as described in our South East Vale sub-area strategy.
- 4.55** To ensure effective delivery and implementation of this change, it is proposed that a joint Area Action Plan (AAP) is prepared to cover the Science Vale area, located within both the Vale of White Horse and South Oxfordshire Districts (refer to **Figure 4.21**)

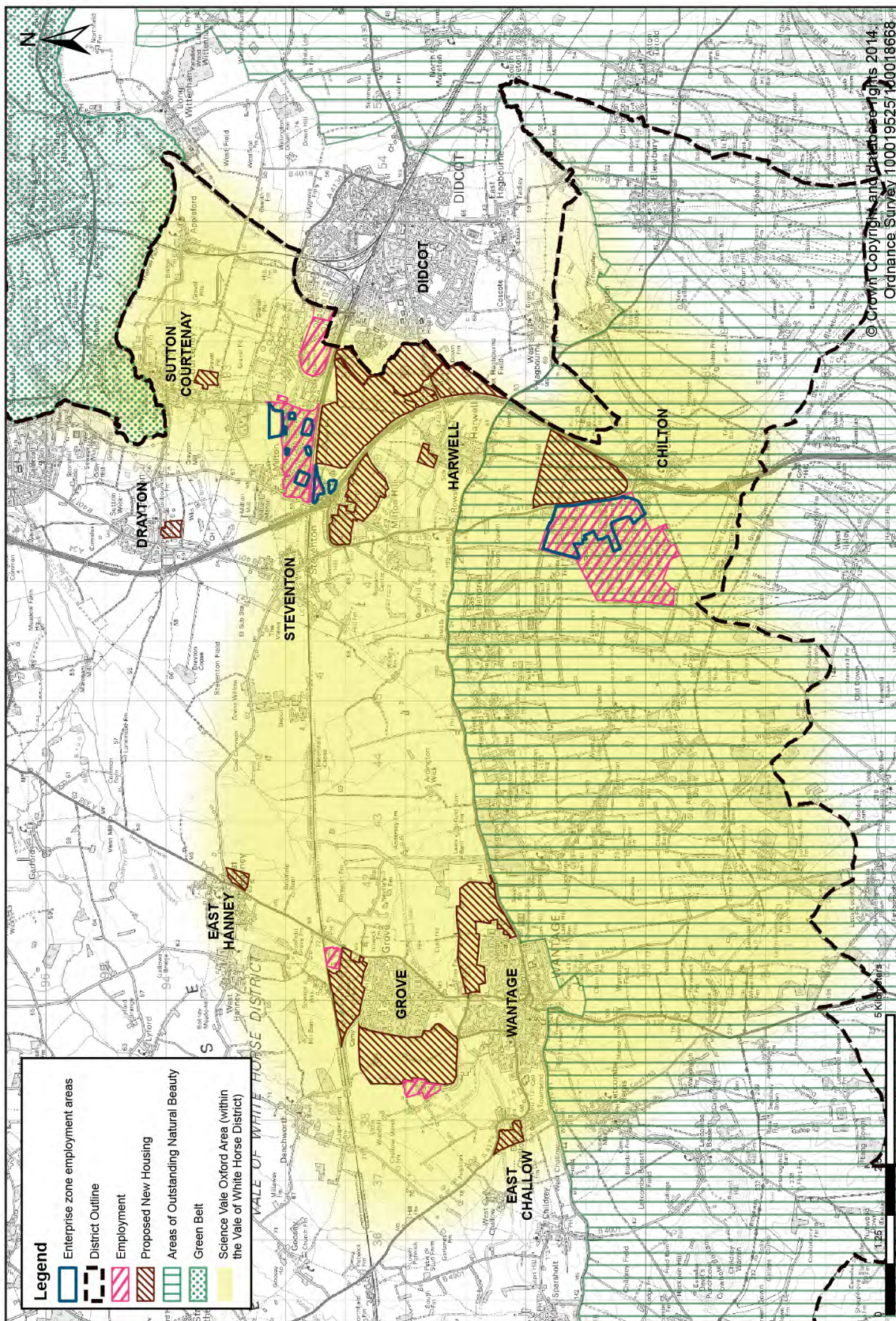


Figure 4.21: Science Vale Area (within the Vale of White Horse District)

4 Sub-Area Strategies

Didcot A Power Station

- 4.56** The Didcot A Power Station is an important site for providing future employment in the district. The site is sustainably located between Milton Park and the town of Didcot, which makes it a strategically important location for new businesses (**Figure 4.22**).
- 4.57** Redevelopment of the Didcot A site will need to reflect the aspirations for Didcot as a whole. Achieving a high quality development with active frontages will be particularly important due to the site's location on a key access route into the town.
- 4.58** A careful and detailed master planning process will be undertaken for the site, including land within South Oxfordshire District, to be informed by the Science Vale Area Action Plan. This will outline how the site will be re-developed in the future and which uses should form part of any future proposals.

Core Policy 13: Didcot A Power Station

The council supports the redevelopment of the Didcot A site to provide a high quality mixed development. New access via the Science Bridge should be used as an opportunity to provide active frontages within the site and enhance the gateway to Didcot. Up to 29 ha of the site has been reserved for employment uses. The employment uses should comprise predominantly B1 uses. An element of B2 and B8 may be appropriate on less visible parts of the site as part of a broader mix of uses, and scope to make active use of the railhead should be considered. The provision of other uses such as residential, small scale retail (to serve local need), institutional or community use will be favourably considered on the remainder of the site if brought forward through a coordinated masterplan for the whole site.

The mix of these uses will need to reflect demand, suitability of the site, and any transport implications to be identified by a detailed transport assessment. Any development will need to be appropriate to the site's location adjacent to the Didcot B Power Station.

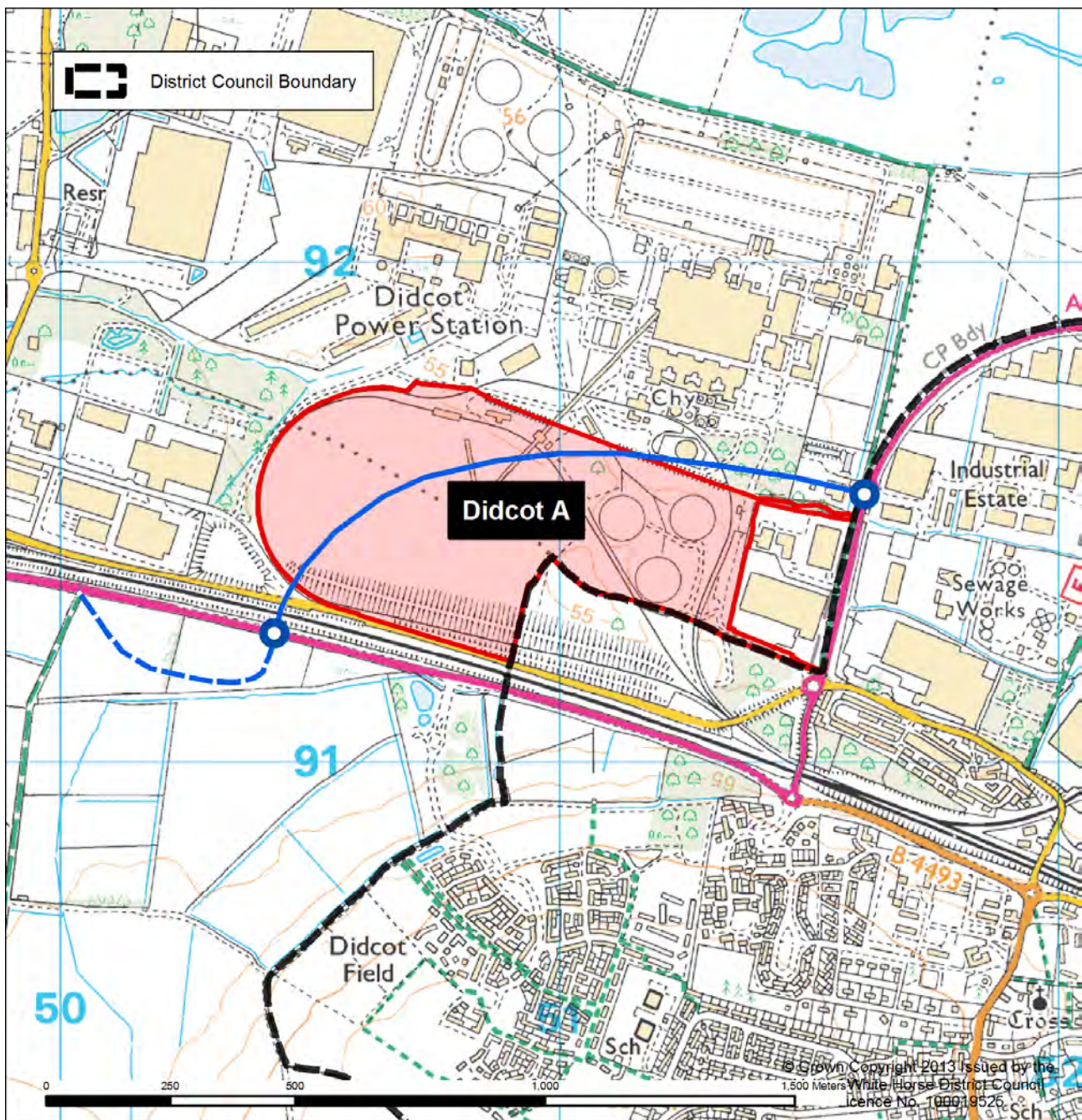


Figure 4.22: Didcot A site showing the indicative alignment of the Science Bridge and new road connecting the A4130

4 Sub-Area Strategies

Western Vale Sub-Area Strategy

Introduction

- 4.59** The Western Vale Sub-Area is predominantly rural in character and extends from the North Wessex Downs Area of Outstanding Natural Beauty (AONB) to the River Thames. The historic market town of Faringdon is the largest settlement within the sub-area and functions as the main service centre of the surrounding rural catchment.
- 4.60** The area contains many attractive villages, which range in size from small isolated hamlets to large villages, including Shrivenham, Stanford-in-the-Vale, Uffington and Watchfield. Shrivenham and Watchfield are located approximately five miles east of Swindon and house the Shrivenham Hundred Business Park and the Defence Academy of the United Kingdom, which includes a campus of Cranfield University.
- 4.61** The special character of these and other rural settlements should be conserved or enhanced, whilst allowing appropriate development to support local services and facilities, or to meet local needs.
- 4.62** The overall priority for the Western Vale Sub-Area is to ensure the service centre role of Faringdon is maintained and continues to meet the needs of the town and surrounding rural catchment. Future development should be balanced between housing and employment, thus helping to improve the self-sufficiency of the area. Development within the sub-area should also contribute towards upgrading the A420 to help reduce existing traffic congestion.
- 4.63** We are proposing to allocate five new sites for housing development within this sub-area (see **Figure 4.23** and **Core Policy 17**):

Sub-Area Strategies 4

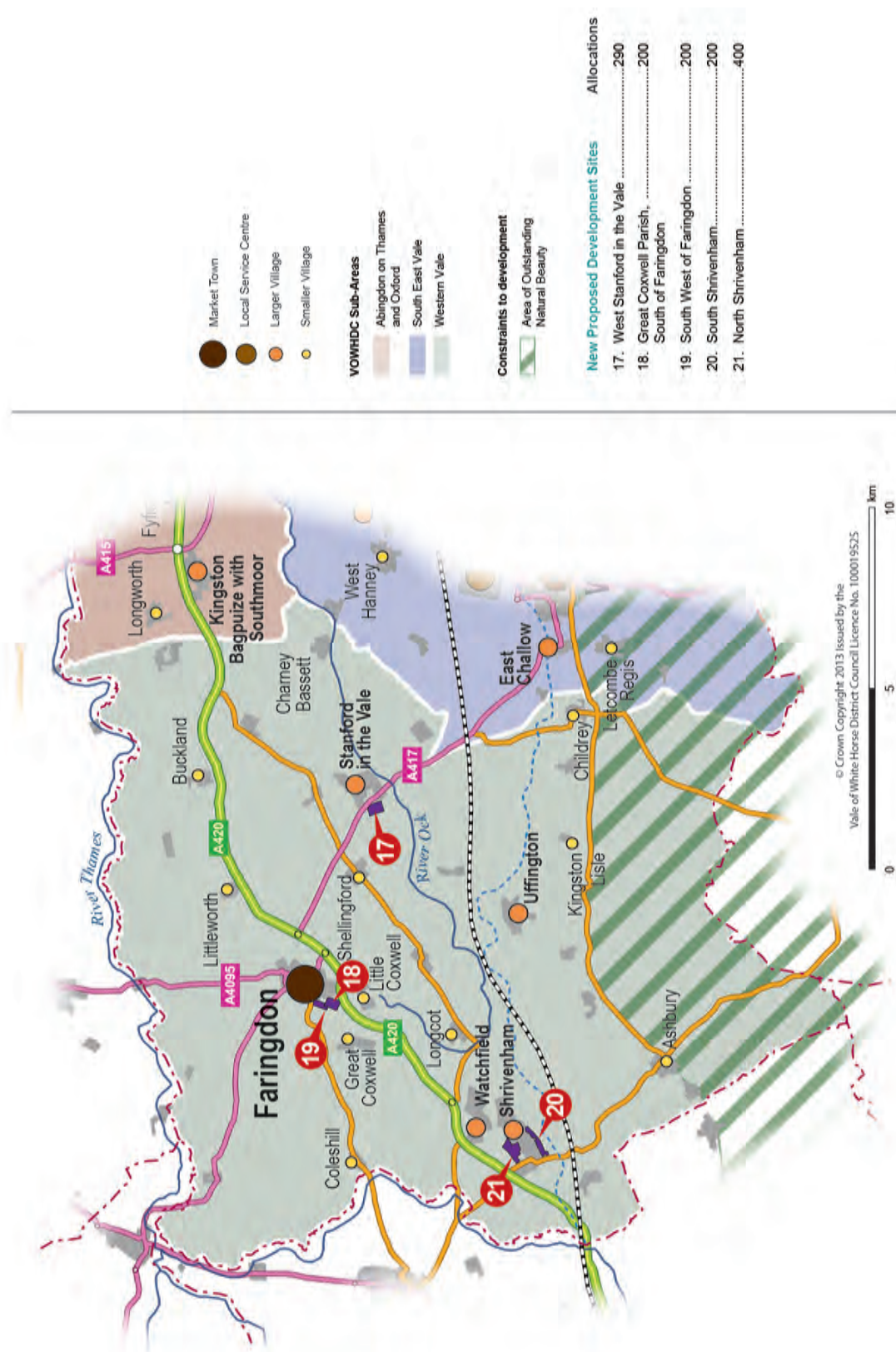


Figure 4.23: Western Vale Sub-Area

4 Sub-Area Strategies

Core Policy 17: Spatial Strategy for Western Vale Sub-Area

Development in the Western Vale Sub-Area should be in accordance with the Settlement Hierarchy set out in Core Policy 2:

Market Town:	Faringdon
Larger Villages:	Shrivenham, Stanford-in-the-Vale, Uffington and Watchfield
Smaller Villages:	Ashbury, Buckland, Childrey, Coleshill, Great Coxwell, Kingston Lisle, Little Coxwell, Littleworth, Longcot, Longworth, Shellingford

Housing

Over the plan period (2011 to 2031), at least 1,290 new homes will be provided in accordance with the spatial distribution set out below on land identified for strategic growth.

Settlement	Site Name	Number of Dwellings
Faringdon	South West of Faringdon	200
Great Coxwell parish	South Faringdon	200
Shrivenham	North Shrivenham	400
	South Shrivenham	200
Stanford-in-the-Vale	West Stanford-in-the-Vale	290
Total		1,290

Yellow highlighting = new sites introduced by this consultation

The strategic site allocations will be brought forward through a master planning process involving the community, local planning authority and the developer and should meet any requirements as set out in the Development Templates in **Appendix A**.

Employment

7.38 Hectares of employment land will be provided. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 25.

Strategic employment sites

Faringdon Park road industrial estate

Why are we proposing new development allocations within this sub-area?

- 4.64** Our overall strategy is to focus development within the South East Vale Sub-Area, principally as this area has the largest concentration of jobs, and where most of the proposed new infrastructure across the district will be delivered.
- 4.65** As we have already stated above, our next priority, after the South East Vale Sub-Area, is to focus growth to the Abingdon-on-Thames and Oxford Fringe sub-area. This is partly to ensure the level of growth within the South East Vale Sub-Area does not rise too quickly to be unsustainable and partly as Abingdon-on-Thames is our largest centre with excellent services and facilities.
- 4.66** We are promoting more modest growth in the Western Vale sub-area (around 10% of the proposed strategic growth). This is a more rural area with smaller centres of population and generally fewer services and facilities.
- 4.67** However, it is important we plan for sufficient housing in each part of the Vale and are able to support services and facilities across the district's most sustainable settlements.
- 4.68** Faringdon is a sustainable market town that acts as a service centre for a large rural catchment to the west of the Vale. It has an excellent range of services and facilities and further development, adjoining Faringdon within the Great Coxwell parish, would help to improve the delivery of improvements to the town through developer contributions. These could include upgrades to the A420 junction at Coxwell Road, provision of a new primary school, and increasing the frequency of public transport.
- 4.69** The emerging Faringdon Neighbourhood Plan ⁽¹²⁾ is seeking to allocate additional land for employment and identifies the role of future housing development to strengthen the vitality of the town centre.
- 4.70** We are also proposing to allocate two sites at Shrivenham. This is one of our most sustainable larger villages and has an excellent range of services and facilities, excellent employment opportunities and good public transport links to Oxford and Swindon. Shrivenham is located close to the higher order centre of Swindon which is a significant employment centre in the wider sub-region and plans are in place to increase frequency of local buses to a 20 minute service.
- 4.71** Finally, we are also proposing to allocate land at Stanford-in-the-Vale, for strategic growth. Additional growth will help to strengthen the facilities offered locally and so help to improve its sustainability overall.
- 4.72** Overall, we are proposing to allocate five new sites for housing development within this sub-area at the following locations:
- Great Coxwell Parish: 200 dwellings
 - South West Faringdon: 200 dwellings
 - North Shrivenham: 400 dwellings
 - South Shrivenham: 200 dwellings
 - Stanford-in-the-Vale: 290 dwellings

4 Sub-Area Strategies

4.73 Maps showing the broad location of the sites and a summary of some important features of development are shown by Figures 4.24 to 4.28. **It is important to remember that these sites will not be developed just for housing. The sites will be designed to integrate successfully with the local community and to minimise any harmful effects, particularly on the historic environment. Examples of other requirements can include:**

- open space and landscaping
- leisure and recreation provision, including for play spaces
- flood protection and measures for protecting the environment
- new roads, and
- new services and facilities, including for healthcare, education, shopping and for the community

4.74 More details of what each site will need to provide are set out in **Appendix A**. More details of our approach to identifying the most suitable locations for development are set out in our Supporting Paper. This is available from the Council website:

<http://www.whitehorsedc.gov.uk/localplanpartone>

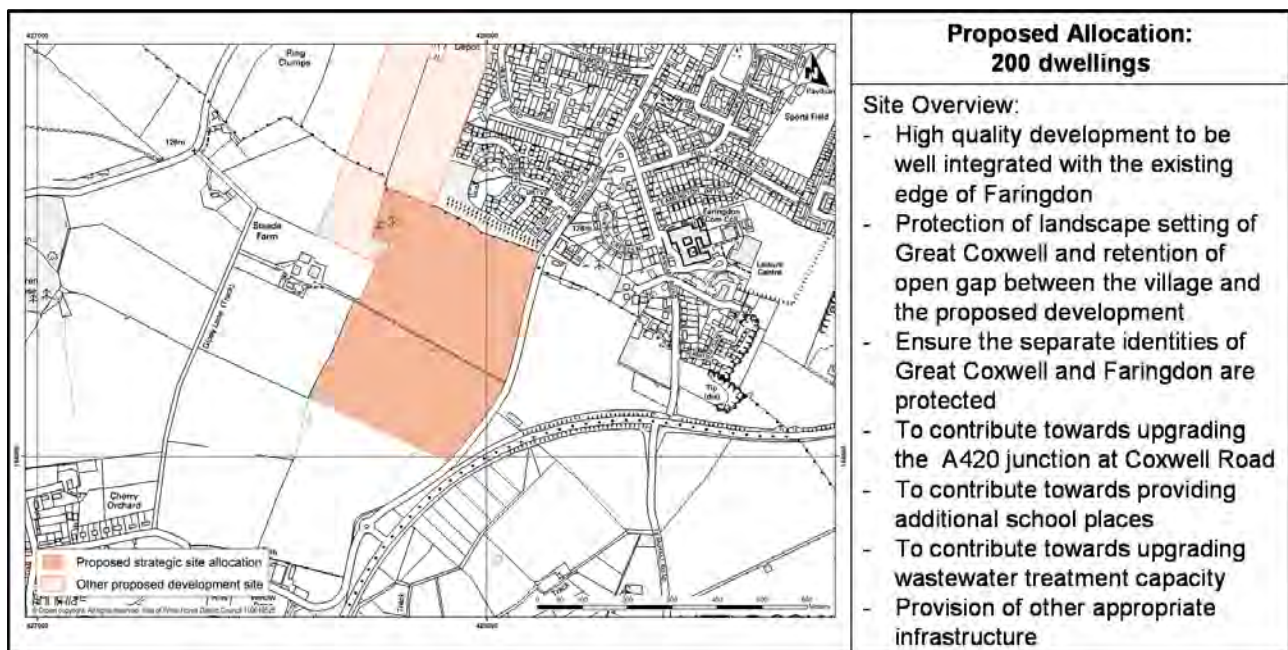


Figure 4.24: Proposed allocation Great Coxwell parish South of Faringdon

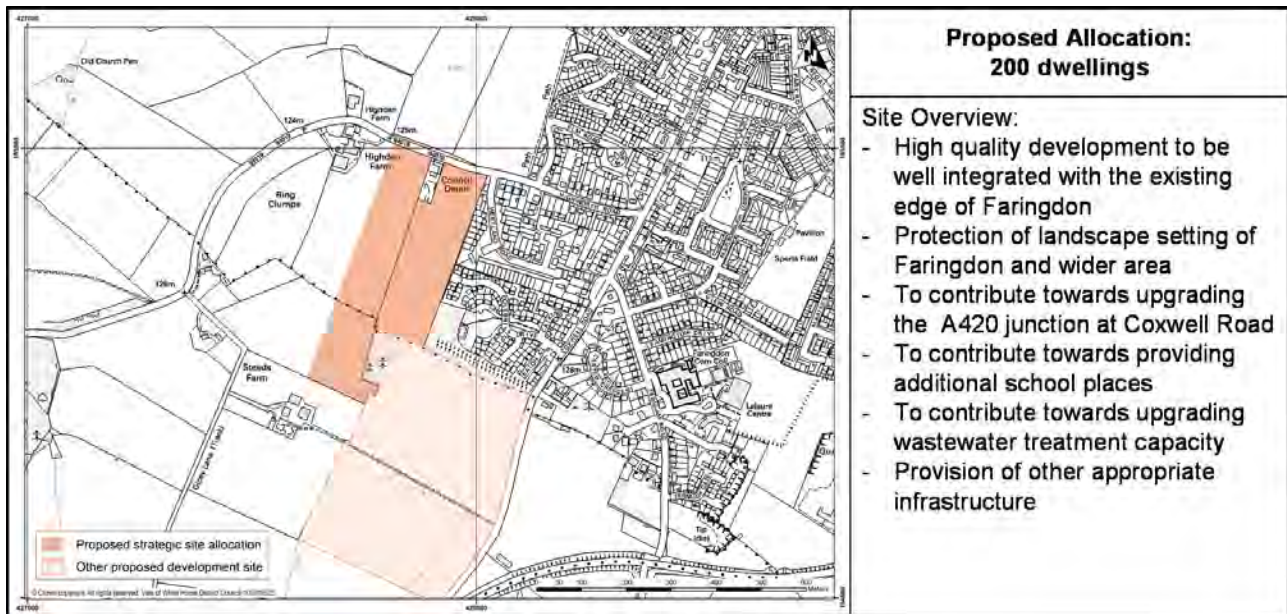


Figure 4.25: Proposed allocation South-West of Faringdon

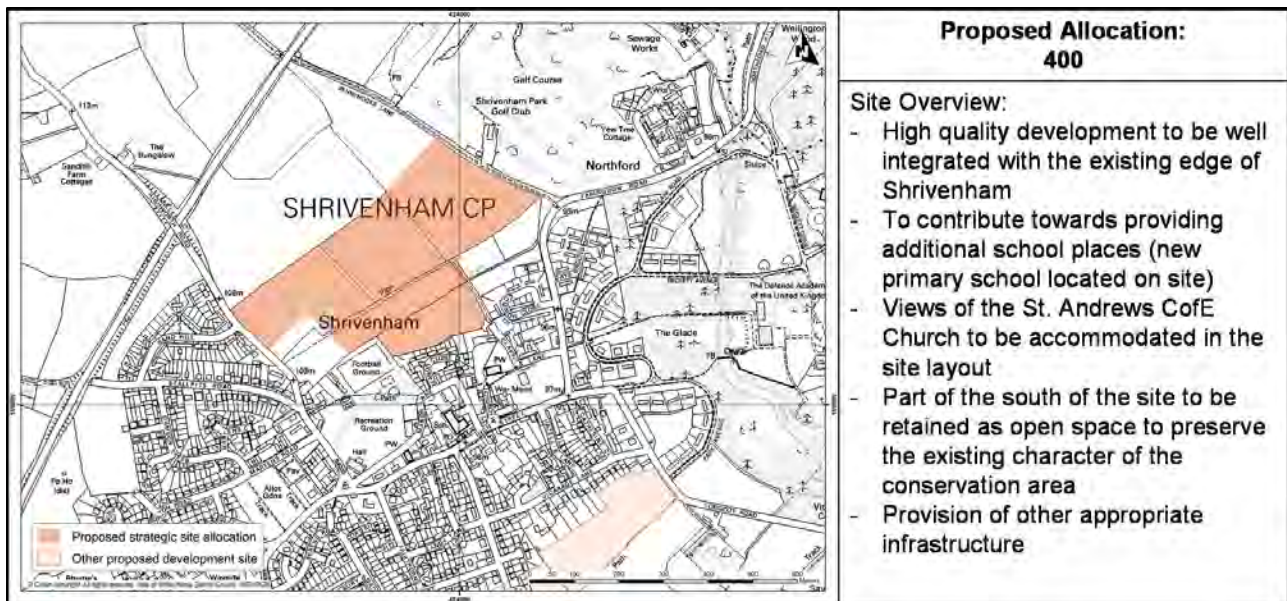


Figure 4.26: Proposed allocation North of Shrivenham



5. District Wide Policies

Overview

The Local Plan 2031 Part 1 will establish a high-level policy framework to guide development in the Vale up to 2031.

Our final plan will fully update our district wide policies to complement the Spatial Strategy and Sub-Area Strategies to ensure housing, employment and infrastructure delivery is sustainable. The policies will apply across the Vale and provide greater detail to help ensure a balance is met between supporting economic growth and protecting the Vale's high quality natural and built environment and the quality of life within our settlements.

These policies are structured into four thematic areas:

- Building healthy and sustainable communities
- Supporting economic prosperity
- Supporting sustainable transport and accessibility, and
- Protecting the environment and responding to climate change

This section includes an update to our draft design policies to help improve the quality of new development across the Vale and ensure they meet the high standards we expect.

The other local plan policies will be updated and included within the final version of our plan to be published in mid 2014. The policies we set out in our draft plan we published in February 2013 can also still be viewed on our website ⁽¹³⁾:

<http://www.whitehorsedc.gov.uk/localplanpartone>.

13 Please remember that the consultation draft we published in February 2013 does not reflect our new housing delivery targets. An update to the full plan will be published in mid 2014

5 District Wide Policies

Design

- 5.1** The high quality and rich heritage of the Vale's villages and towns contributes significantly to its attractiveness as a place to live and invest in. It is important these qualities and characteristics are protected.
- 5.2** Good design is a key aspect of sustainable development and it is important new development creates places people will want to live in. Design should be informed by a clear understanding of the Vale's natural, built and historic environment and also responds to site specific opportunities and constraints.
- 5.3** This consultation identifies an increased housing target for the district and proposes a series of new strategic sites. For this reason, and those outlined above, it is particularly important that new development delivers high quality design. We have therefore updated and strengthened our proposed design policy (**Core Policy 37**) and propose a new design policy, specifically relating to strategic and major sites (**Core Policy 37a**).

Core Policy 37: Design and Local Distinctiveness

All proposals for new development will be expected to be of high quality design that:

1. responds positively to the site and its surroundings, cultural diversity and history; and reinforces local identity or establishes a distinct identity whilst not preventing or discouraging appropriate innovation
2. creates a distinctive sense of place through high quality townscape and landscaping that physically and visually integrates with its surroundings
3. provides a clear and permeable structure of streets, routes and spaces which is legible and easy to navigate through the use of views, landmarks, public art and focal points
4. is well connected to provide safe and convenient ease of movement by all users, ensuring that the needs of vehicular traffic does not dominate at the expense of other transport modes including pedestrians and cyclists, or the resulting quality of places
5. incorporates and/or links to high quality green infrastructure and landscaping to enhance biodiversity and meet recreational needs
6. is built to last, functions well and is flexible to changing requirements of occupants and other circumstances
7. addresses the needs of all in society by incorporating mixed uses and facilities as appropriate with good access to public transport and a wide range of house types and tenures
8. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate to the site and surrounding area
9. creates safe communities and reduces the likelihood and fear of crime
10. secures high quality public realm with well managed and maintained public areas that are overlooked in the interests of community safety, with clearly defined private spaces
11. ensures a sufficient level of well-integrated car and bicycle parking, and external storage, and
12. is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption and mitigate water run-off and flood risks

5 District Wide Policies

Core Policy 37a: Design Briefs for Strategic and Major Sites

Proposals for housing allocations and major development sites must be accompanied by a design brief that includes the following:

1. a Vision setting out a clear description of the type of place that could be created based on the overall aims of the Development Plan and a thorough understanding of the site and the application of urban design principles
2. a Masterplan which should:
 - demonstrate a robust design process including an in-depth assessment of the site and its context, constraints and opportunities and identifies any issues that have informed the vision for and design of the development
 - show a clear development structure and design concept
 - show that the design requirements of the scheme work within the vision and demonstrate how the vision may be achieved
 - explain the key elements and development principles of the masterplan to create a simple and robust framework for development that fixes: land use, height and density, movement and access, urban structure and open space and landscape
 - contains a mechanism for delivering the vision at more detailed stages, for example design coding
 - contains strategic urban design principles that will be used to inform subsequent, more detailed design or development parcels within the overall framework
 - define and respond to local context and create or reinforce local distinctiveness
 - show how consultation with the existing community has been incorporated
3. a Design Brief which must demonstrate:
 - integration with the surrounding built, historic and natural environments, in particular maximising existing and potential movement connections with the existing settlement to encourage walking, cycling and use of public transport
 - quality of development and positive sense of place and identity
 - high level of accessibility and good connections to public transport, community facilities and local services
 - community facilities, suitable infrastructure and other amenities to meet the needs of all the community, including the provision of education and training facilities, health care, community, leisure and recreation facilities

Continued on page 71

Continued from page 70

- the hierarchy of routes and strategy for the public realm, car parking provision and private spaces
- a clear structure of open spaces and landscape network to ensure that open space standards are met, relate well to each other and to existing areas and that the new spaces are safe, convenient and functional

5 District Wide Policies

6. Appendix

Appendix A: Development Site Templates

These templates set out the detailed policy requirements our proposed strategic sites will need to deliver to ensure they are planned appropriately, deliver sustainable development, and minimise any harmful impacts on our existing settlements.

The templates are available separately from our council webpage:

<http://www.whitehorsedc.gov.uk/localplanpartone>

6. Appendix

هذه الوثيقة متاحة باللغة العربية عند الطلب.

Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।

Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔

Urdu

本文件可以應要求，製作成中文 (繁體字) 版本。

Chinese

Other language versions and alternative formats
of this publication are available on request.
These include large print, Braille, audio
cassette, computer disk and email.

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**Vale
of White Horse**
District Council



INVESTOR IN PEOPLE