

Chapter 6: District Wide Policies

and the council's housing register. Credible information from registered providers and developers will also be considered.

Core Policy 18: Affordable Housing

Forty per cent affordable housing with a tenure mix of 75 per cent social/affordable rented and 25 per cent intermediate housing will be sought on all sites capable of a net gain of three or more dwellings subject to the viability of development. Any affordable housing provided should:

- i. be of a size and type which meets the requirements of those in housing need, and
- ii. be indistinguishable in appearance from the market housing and distributed evenly across the site

In cases where the 40 per cent calculation provides a part unit, a financial contribution will be sought, equivalent to that part unit.

In circumstances where it can be demonstrated that the level of affordable housing being sought would be unviable, a revised mix and type of housing will be considered before a lower level of affordable housing provision is accepted.

The council will seek to deliver affordable housing following the preferred hierarchy shown below:

1. On site provision (with the exception of part units)
2. Mix of on site and off site provision
3. Off site provision
4. On site provision and financial contribution
5. Off site provision and financial contribution
6. Financial contribution

Off-site contribution and/or financial contributions for the provision of affordable housing in lieu of on-site provision may be appropriate if it can be robustly justified that:

- iii. it is not physically possible or feasible to provide affordable housing on the application site, or
- iv. there is evidence that a separate site would more satisfactorily meet local housing need and contribute to the creation of mixed communities.

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Rural exception sites

6.17 The council has been operating a rural exception policy since 1990 and it has enabled a small number of rural schemes to be developed, most notably at East Hendred, Steventon and Marcham. The council will continue to work closely with local communities, housing providers and landowners to provide affordable housing in rural areas.

6.18 As this policy is aimed at providing homes for local people, schemes should be supported in principle by the local community, as represented by the relevant parish or town council. To facilitate this approach, a detailed housing needs survey must be carried out, following a methodology agreed with the district and local parish or town council before a planning application is made. The housing needs survey must include the following information:

- the present housing circumstances and income levels of those considered to be in need, related to local house prices and rent levels
- the connection of the applicants with the village or nearby village, and
- the type and size of dwellings that would meet their requirements.

Core Policy 19: Rural Exception Sites

Affordable housing schemes will be permitted within and on the edges of villages, on sites that would not otherwise be acceptable for housing development, if all of the following criteria can be met:

- i. the scheme would meet a clearly established local need that cannot be met by development in accordance with other policies in this plan
- ii. the scheme is within or adjacent to the existing built-up area of the village and would not harm its character or setting, particularly in Areas of Outstanding Natural Beauty
- iii. the scheme would not undermine the functions or visual amenities of the Oxford Green Belt
- iv. the scheme is designed to meet the established need in terms of dwelling numbers, types, sizes and affordability, and
- v. secure arrangements will be made to ensure that all the houses will be occupied by local people in need of affordable housing and that the benefits of the low cost provision will remain available to local people in the long term.

Where robust evidence establishes that viability issues would prevent the delivery of an exception site, the minimum level of market housing required to make the development viable will be favourably considered where it would ensure the provision of the additional affordable housing to meet local needs.

6.19 Schemes approved under Core Policy 19 must be for genuinely affordable homes designed to meet a specific local need. The homes must be affordable to people who are unable to rent or buy a property on the open market. In this context, local need will be defined as people living or working in the particular village, where the scheme is located, or in an adjacent village. People who have long-standing links with these communities, either because they lived there previously or have relatives living there, will also be considered to have a local need. Officers from the council's housing team may be able to give a preliminary indication of whether there is sufficient need in the village to pursue a scheme.

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6.20 The sites chosen for this type of housing development must be small and be within or adjacent to the existing built-up area of the village. Typically schemes will amount to about six houses, but the precise number will be influenced by the local housing needs survey. For many people seeking affordable housing, access to key local services such as a primary school or shop is important. Rural exception schemes will most often be located within or adjoining the settlements which have a reasonable range of facilities and services. Schemes should take into account and provide for the need arising from adjacent villages. This will ensure these communities are not deprived of the opportunity to benefit from the new housing.

6.21 The exceptional release of land to provide affordable housing should take full account of environmental considerations. It is important that the style and character of the housing is in keeping with its surroundings and with local building styles. The effect of new housing on the landscape and rural setting of the village will also be important considerations. Early discussion with the council's planning officers will be essential to establish whether a particular site is likely to be suitable for a rural exception housing scheme.

6.22 Secure arrangements must be made to ensure that the scheme meets the local needs that have been identified, both initially and in respect of successive occupiers. The precise nature of these arrangements may vary but will most often be achieved through a legal agreement or planning conditions. It will also be important to involve a registered provider or village housing trust who can retain a long-term interest in the housing and thus control subsequent changes of ownership and occupation in accordance with the agreed criteria.

6.23 The National Planning Policy Framework outlines that local planning authorities should consider whether allowing some market housing as part of rural exception sites would facilitate the provision of significant additional affordable housing to meet local needs⁽⁸³⁾. This would be applicable where robust evidence establishes that viability issues would prevent the delivery of an exception site. In these circumstances, the council will consider whether allowing a small percentage of market housing, would facilitate the delivery of significant affordable housing that addresses the local needs. This allowance of market housing would be to facilitate delivery of affordable homes for local people. As a result, the proportion of market housing should be small, and relative to the viability issues associated with the individual site circumstances.

6.24 Any market housing incorporated as part of an exception site to facilitate its delivery must also be of a size and type that addresses established local needs. The market housing should be distributed evenly across the site and mixed with the affordable housing. It should also be indistinguishable in appearance from the affordable housing.

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Density

6.25 New housing should provide good quality, attractive and acceptable living environments. Density is an important consideration in delivering these high quality environments. Historically, some of the most successful settlements include high density development, such as medieval villages and town centres, and Georgian, Victorian and Edwardian terraces. This is often the case in many of the district's market town and village centres.

6.26 Land is a finite resource and should be used efficiently. Having considered our local context, new developments should achieve a density of at least 30 dwellings per hectare. In some locations, a lower density will be more appropriate, for example in more rural locations. Whereas, in some urban areas, a higher density may be more appropriate.

6.27 It is also very important that density is appropriate to the context of the site. The density of new developments should be informed by their context and by the other policies within the development plan. The council's Residential Design Guide⁽⁸⁴⁾ provides indicative guidance on density by settlement/location type.

Core Policy 20: Density

On all new housing developments a minimum density of 30 dwellings per hectare (net) will be required unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or neighbouring amenities. This is a minimum and higher densities should be sought in locations with good access to services and public transport.

Housing mix

6.28 The district's housing stock has traditionally been dominated by larger detached and semi-detached family houses, although some recent developments have started to increase the stock of smaller units.

6.29 The Census 2011 indicates that the average household size has fallen to 2.39⁽⁸⁵⁾ and is expected to fall further still to 2.29 in 2026⁽⁸⁶⁾. In addition the population of the Vale is ageing, the 65+ age group in the district is the fastest growing of all the age groups. Between 2001 and 2011 this age group grew by 82 per cent⁽⁸⁷⁾. Most other age groups experienced a decrease over the same period. Of all the Oxfordshire districts the Vale is experiencing the highest growth in the 65+ age group⁽⁸⁸⁾.

6.30 As a result, there is a need to provide housing in the district that reflects the needs of an ageing population and a growth in smaller households. Our Housing Needs Assessment provides detail on the recommended mix of housing type and size. The assessment found a shortfall of smaller units, especially two bedroom properties, in both the market and affordable sectors. It is important that new housing addresses the need for smaller units to address the existing stock imbalance and

84 Residential Design Guide, December 2009, page 59, Vale of White Horse District Council

85 2011 Census, Office of National Statistics

86 OCC GLA Interim Demographic Projections, 2012.

87 2011 Census, Office of National Statistics

88 2011 Census, Office of National Statistics.

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the impact of demographic and household change. It is also important to provide the type of housing needed to attract people to live and work locally, built to a size and standard that supports a good quality of life.

6.31 The Housing Needs Assessment also acknowledges the longer term objective to deliver a more balanced stock, which reflects the identified needs of the area, but that it should be seen in the context of what is viable. As a result, Core Policy 21 includes clauses to ensure a flexible approach is taken to its implementation.

Core Policy 21: Housing Mix

An appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. This should be in accordance with the council's current Housing Needs Assessment unless robust evidence identifies the need for a degree of flexibility by establishing a:

- i. different mix based on the need of a specific settlement, or
- ii. variation of mix is necessary due to viability constraints.

Meeting the needs of gypsies and travellers and travelling show people

6.32 National policy⁽⁸⁹⁾ requires that we assess the needs of the gypsy, travellers and travelling show people communities and encourages us to work collaboratively to develop a fair and effective strategy to meet these needs, particularly through the identification of land for sites for pitches.

6.33 The Vale of White Horse has commissioned a Gypsy, Traveller and Travelling Show People Accommodation Needs Assessment jointly with Oxford City Council and South Oxfordshire District Council. This work has identified the need for the gypsy, traveller and travelling show people communities.

6.34 For the Vale, the assessment has identified a need for 13 gypsy and traveller pitches, within the plan period. For the travelling show people community, the assessment identified that no plots are needed within the district for this plan period.

6.35 In terms of delivering the identified need, national policy requires the district to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. It also requires us to identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11 to 15 of the plan period.

6.36 The council recently granted full planning permission for eight gypsy and traveller pitches on a site adjacent to Watchfield. This site provides 11 years of supply against the locally set target of 13 pitches to 2029.

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6.37 As a result, it is not necessary to identify further sites within the Local Plan 2029 Part 1. The remaining supply, for years 11 to 15, will be provided in accordance with the requirements set out in Core Policy 22.

6.38 Local planning authorities should ensure that gypsy, traveller and travelling show people community sites are economically, socially and environmentally sustainable. In order to achieve this, criteria have been included in Core Policy 22, which will also ensure that future sites are located in appropriate locations.

Core Policy 22: Meeting the needs of Gypsies, Travellers and Travelling Show People

The council will enable or provide for 13 pitches for gypsy and travellers within the plan period to 2029.

The identified need will be provided by a combination of:

- i. implementation of extant planning permissions
- ii. safeguarding existing sites
- iii. extending existing sites where possible to meet the needs of existing residents and their families, and
- iv. allocating specific deliverable sites through Local Plan 2029 Part 2 to meet any remaining identified need.

Proposals to meet the identified need will be permitted where it has been demonstrated that the following criteria have been met:

- v. the site is not located within the Oxford Green Belt
- vi. the development will not harm the Area of Outstanding Natural Beauty, areas of high landscape or ecological value or heritage assets
- vii. the development will not have an adverse impact on the character of the area, highway safety or the amenities of neighbouring properties
- viii. the site is located within a reasonable distance of key local services including a primary school, a local shop and a public transport service, and
- ix. the site can be viably provided with safe vehicular and pedestrian access, electricity, mains drinking water, sewage connections and waste disposal facilities.

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Accommodating current and future needs of the ageing population

6.39 The district has an ageing population. Over the plan period the 65+ age group is projected to increase by 58 per cent between 2010 and 2030 to represent 26 per cent of the district's total population by 2030 ⁽⁹⁰⁾. The high level of growth in this age group is a key demographic driver and should be adequately addressed in the local plan to ensure that housing supply addresses the current and future needs of older people.

6.40 There are two key parts to delivering homes that will meet the current and future needs of the ageing population. The first is delivering new homes that are adaptable to the changing needs of residents over time. In order to achieve this we have incorporated a requirement for all new homes (excluding flats above ground level) to achieve the current Lifetime Homes Standards. The Lifetime Homes Standards provide a set of 16 design criteria that provide a model for building accessible and adaptable homes.

6.41 The Affordable Housing Viability Study⁽⁹¹⁾ shows that it is generally viable to build all homes to Lifetime Homes Standards alongside meeting other policy requirements such as delivering affordable housing. However, Core Policy 23 acknowledges the need to take account of individual site circumstances and the viability of development.

6.42 Secondly, in order to address the needs of the ageing population some homes should be specifically designed to meet the needs of older people. This includes housing for active older people that enables them to retain a level of independence but with access to the specific levels of care where they need it, as well as residential care homes and nursing homes.

6.43 Core Policy 23 aims to deliver housing for older people, which enables them to maintain a level of independence. The council's preference is for self contained residential dwelling houses specifically designed for older people which include an element of care provision, in accordance with the Oxfordshire County Council's Extra Care Housing Strategy ⁽⁹²⁾. The term 'extra care' can be applied to a range of accommodation types intended to meet the needs of the less mobile or infirm (primarily but not necessarily older people). Contracts can be purchased that allow the household to buy in escalating levels of domestic and personal care to suit the changing needs of the occupant(s).

6.44 Homes provided on this basis are part of the overall housing supply, to be delivered on a mixed tenure basis in accordance with our affordable housing policy. These homes can count towards part of the overall 40 per cent affordable housing requirement but should not generally constitute the whole affordable housing requirement.

6.45 Other forms of specialist accommodation for older people (for example residential care and nursing homes) will also be supported in suitable locations. This type of accommodation is more institutional in nature, typically less dependent on local facilities and services than self-contained homes for older people. This type of accommodation may be suitable in smaller villages⁽⁹³⁾ as well as the larger settlements.

6.46 In order to ensure we meet the needs of our ageing population we propose to set a specific target for residential dwelling houses designed for older people. This may be a percentage based

90 2010- based subnational population projections available at <http://www.oxford.gov.uk/districtdataservice>

91 www.whitehorsedc.gov.uk/evidence

92 <http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/HousingStrategyExamples/?parent=975&child=3099>

93 as defined in the settlement hierarchy

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target for on site delivery or a specific figure to be delivered over the plan period. The evidence including Census 2011 data required to set a target is still emerging. We would therefore welcome comments on the proposal for a specific target although at this time it has not been included within Core Policy 23.

Core Policy 23: Accommodating Current and Future Needs of the Ageing Population

In order to meet the needs of current and future households in the context of an ageing population the following requirements will be sought, where appropriate, subject to the viability of provision on each site:

- i. all new homes, excluding flats above ground level, should be built to current Lifetime Homes standards
- ii. residential dwelling houses designed for older people (with or without care) should be provided in the strategic site allocations in Local Plan 2029 Part 1 and other suitable locations in accordance with the spatial strategy
- iii. where residential dwelling houses for older people (with or without care) are provided, it should be on a mixed-tenure basis in accordance with the requirements in Core Policy 18 Affordable Housing.
- iv. other forms of specialist accommodation for older people will also be supported in suitable locations as long as they accord with other policies within the Development Plan, and
- v. where standards that would apply to general housing have been relaxed in response to the special needs of the occupiers of the scheme the occupancy will be limited to accord with the nature of the scheme.

Supporting economic prosperity

6.47 The Spatial Strategy set out in Chapter 4 seeks to support economic prosperity in the Vale by focussing sustainable growth in the Science Vale UK area. The spatial strategy also seeks to reinforce the service centre roles of the main settlements across the district, including by directing new shops and facilities towards these settlements, and to promote thriving villages and rural communities. The policies set out in this section will complement the policies in Chapters 4 and 5, and assist in delivering the Strategic Objectives of the plan. They will help to support a strong and sustainable economy within the Vale's towns and rural areas, and to maintain and enhance the vitality and viability of the Vale's town centres and local shopping centres, in order to strengthen their service centre roles.

6.48 In order to deliver these objectives this section includes policies that:

- set out the approach to applications for new employment development on unallocated sites
- seek to safeguard strategic employment sites from changes of use
- support improvements to further and higher education facilities
- set out the approach to proposals for tourism related development, including hotels, museums, and heritage centres, and
- set out the approach to applications for retail and main town centre uses.

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New employment development

6.49 Core Policy 24 addresses proposals for new B-class employment uses at unallocated sites. The employment allocations set out in Core Policy 4 have a strong focus on the Science Vale UK area, with a total of 92 hectares allocated to Milton Park and Harwell Oxford⁽⁹⁴⁾, and 29 hectares to be provided at the Didcot A Power Station site, with potential for a further 29 hectares on the remainder of this site. Core Policy 24 complements this by supporting appropriate employment development on unallocated sites elsewhere in the district.

6.50 In the rural areas, outside the Market Towns, Local Service Centres and Larger and Smaller Villages, new employment activities can be accommodated with least impact on the landscape through the re-use, conversion or adaptation of suitable existing buildings. However, there is some flexibility for new employment buildings to come forward in the rural areas if there are no suitable existing buildings available for re-use, providing that the proposals meet the other criteria set out in the policy.

Core Policy 24: New Employment Development on Unallocated Sites

Proposals for new employment development (use classes B1, B2 or B8) will be supported on unallocated sites provided that:

- i. the proposals will not cause unacceptable harm to the amenities of nearby residents and occupiers
- ii. safe site access can be provided for pedestrians and cyclists and for all types of vehicles likely to visit the sites and the proposals include measures to promote the use of sustainable modes of transport where possible
- iii. the scale nature and appearance of the employment does not harm the character of the area and respects the local townscape and landscape character, and
- iv. it can be demonstrated that the proposal will benefit the local economy and will not undermine the delivery of the strategic employment allocations.

In the rural areas the preference is for the re-use, conversion or adaptation of suitable existing buildings.

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Change of use of existing employment land and premises

6.51 In addition to supporting appropriate new employment development, there is also a need to protect important existing employment sites in the Vale. This will help ensure the overall employment provision is increased over the plan period. The Government has announced new permitted development rights that from Spring 2013 will allow change of use from B1(a) offices to C3 residential, with the new rights initially applying for a three year period⁽⁹⁵⁾. Local authorities have been given an opportunity to seek an exemption to the new rights where this can be justified on economic grounds. Core Policy 25 will apply to all proposals for changes of use of existing employment land and premises which are not covered by the new permitted development rights.

6.52 There are a number of key strategic existing employment sites, at the main settlements and in the Science Vale UK area, where retention of the existing employment uses will be particularly important to help deliver the overall strategy of 'building on our strengths'. These strategic employment sites are listed in the sub-area strategies in Chapter 5. Core Policy 25 sets out the council's intention to safeguard land and premises on these existing sites, and on sites allocated for new employment development (also listed in the sub-area strategies in Chapter 5), for employment uses. Alternative uses will only be considered on these sites if the proposals provide ancillary supporting services or meet a need identified through the local plan review process, or exceptionally where a reassessment of the district wide 2013 Employment Land Review demonstrates that these sites are no longer needed over the full plan period.

6.53 There is an adopted Local Development Order (LDO) that covers the Milton Park site⁽⁹⁶⁾ for a period of 15 years from December 2012. The LDO permits an element of non-B class employment generating uses (specifically car dealership and private healthcare uses) and also allows for some other uses that will help support the sustainability and viability of the business park, such as small-scale shops and recreation facilities. Core Policy 25 will apply to any applications for non B-class uses at Milton Park which are not permitted by the LDO.

6.54 There are also a number of rural employment sites that make an important contribution to the local economy and provide employment opportunities in rural locations across the district. These rural multi-user sites and large campus style sites (listed in **Appendix D**) are identified in the Local Plan 2011 and will be reviewed through the Local Plan 2029 Part 2.

6.55 Proposals for alternative uses on these rural employment sites and other employment land and premises in the district will need to demonstrate that at least one of the criteria set out in Core Policy 25 will be met. These criteria will not be used to assess applications for the change of use of strategic employment sites, where alternative uses will only be considered in the specific circumstances outlined in the policy.

6.56 In seeking to demonstrate that a site has no reasonable prospect of being used for employment purposes (criterion (i) of the policy), applicants will be expected to show that the site is no longer viable for its present or any other realistic and suitable employment use. In addition, applicants will need to demonstrate that the site has remained unsold or un-let for at least 6 months and is likely to remain so for the foreseeable future, despite genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.

95 The Rt Hon Eric Pickle MP, Written Statement 'Change of use: promoting regeneration', 24 January 2013, available at: <https://www.gov.uk/government/speeches/change-of-use-promoting-regeneration>

96 Milton Park Local Development Order, December 2012, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/milton-park-local-development-order>

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6.58 In demonstrating that a site has no long term and strategic requirement to remain in employment use (criterion (iii) of the policy) the site's potential contribution to the local and wider economy must be considered, both currently and in the long term, taking proper account of the economic cycle and the likely future needs of the economy. The council will need to be satisfied that the change of use of the employment site would not jeopardise the provision of sufficient employment land across the district to meet the identified need.

6.59 Policy E13 of the Local Plan 2011 sets out the circumstances in which ancillary uses will be permitted on employment sites. This policy will be reviewed through the Local Plan 2029 Part 2, and will continue to be used alongside LPP1 until such time as it is replaced.

Core Policy 25: Change of Use of Existing Employment Land and Premises

The strategic employment sites, as listed in the sub-area strategies, form part of the district's long term reserve for employment land and will be safeguarded for employment (B1, B2 and B8) uses. Alternative uses will be considered if they provide ancillary supporting services or meet a need identified through the local plan review process, or exceptionally where a reassessment of the district wide 2013 Employment Land Review demonstrates that these sites are no longer needed over the full plan period.

Elsewhere in the district, applications for the change of use of land or premises that are currently, or were last, used for employment purposes will need to demonstrate that at least one of the following criteria is met:

- i. there is no reasonable prospect of the land or premises being used for employment purposes
- ii. the land or premises is unsuitable for business use on grounds of amenity, environmental or highway safety issues
- iii. the land or premises has no long term or strategic requirement to remain in employment use, or
- iv. the proposed use will be ancillary to the use of the land or premises for employment purposes.

Further and higher education provision

6.60 Growth in the Science Vale UK area is expected to lead to an increase in the number of jobs in high tech and science based industries in the Vale. Core Policy 26 supports improvements to further and higher education facilities in order to help ensure local people have opportunities to gain the skills needed to access the jobs available, and local employers have access to a suitably skilled local labour force.

6.61 Core Policy 26 identifies the most appropriate locations for further and higher education facilities. Improvements to the Oxford Brookes University Harcourt Hill campus are specifically supported by Core Policy 10 within the Abingdon on Thames and Oxford Fringe Sub-Area Strategy. It is also anticipated that a learning park will be provided on the strategic site at Valley Park in Harwell Parish east of the A34, as set out in the development template in **Appendix A**.

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Core Policy 26: Further and Higher Education

The council will support the development and enhancement of further and higher education facilities to help support the local economy and to ensure the local labour force is equipped to take advantage of the opportunities likely to arise in the future. The most appropriate locations for further and higher education provision are:

- i. by the extension or more intensive use of existing education or other suitable community facilities
- ii. within identified strategic employment locations, provided that the training offered is clearly relevant to meet the needs of businesses in that strategic employment location, and
- iii. in the main settlements and other locations with good pedestrian and cycle access and well served by public transport connections between the proposed facility and its likely student catchment.

Tourism related development

6.62 The benefits of tourism can include indirect impacts such as tourism acting as a positive force for protecting and improving the environment, as well as the direct economic gains arising from tourism related expenditure. The Vale is well-placed to take advantage of this, being close to the tourism hotspots of Oxford and the River Thames, and with the Ridgeway National Trail passing through the south of the district.

6.63 Estimates of the economic impact of tourism on Oxfordshire indicate that the Vale attracts fewer overnight trips than the other areas of the county (12 per cent of the total domestic overnight trips across the county in 2011 and 5 per cent of overseas staying trips). The district correspondingly gains less overnight trip expenditure (10 per cent of domestic overnight trip spend across the county and 5 per cent of overseas overnight trip spend)⁽⁹⁷⁾. The distribution of tourism day trips was more even across the county, with the Vale and South Oxfordshire each receiving 17 per cent of the county total, and West Oxfordshire receiving 15 per cent.

6.64 Core Policy 27 supports new tourism related development, including hotels and guest houses. Development should be of an appropriate scale and character in relation to the location. Proposals for tourism related development within the Oxford Green Belt or the North Wessex Downs AONB will need to be in accordance with the relevant local plan policies for these areas.

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Core Policy 27: Tourism Related Development

The council encourages new tourism related development for leisure and business purposes. Tourism proposals will be supported as follows:

- i. within the built-up areas of the Market Towns and Local Service Centres, larger scale tourism developments including conference facilities, museums, heritage centres, hotels, guest houses and associated tourist facilities
- ii. within the built-up areas of the Larger and Smaller Villages, smaller and proportionately scaled tourism developments that are in keeping with the character of the settlement, including museums, heritage centres, hotels, guest houses, self-catering accommodation and associated tourist facilities
- iii. at Milton Park and Harwell Oxford, ancillary business hotel and conference facilities, and
- iv. on service areas on the main transport corridors, hotel accommodation for travellers.

Outside the above locations, small-scale tourism development including farm diversification will be supported provided that proposals are in keeping with the scale and character of the locality. Larger developments will only be supported exceptionally, for example to re-use a historic building, or to proportionally support or enhance enjoyment of a significant and established tourist attraction where this cannot reasonably be achieved from a town or village location.

Retail and main town centre uses

6.65 The Vale has good local shopping provision in the Market Towns and Local Service Centres. One of the Strategic Objectives of this local plan is to maintain and enhance the vitality and viability of the existing centres in these settlements. Core Policy 28 indicates that new retail development will be directed towards these existing centres.

6.66 There are specific proposals for the redevelopment of the Abbey Shopping Centre and Charter Area in Abingdon on Thames, and the Botley Central Area including the West Way centre and Elms Parade. Appropriate redevelopment of these areas is supported by Core Policies 7 and 8 of the Oxford Fringe and Abingdon on Thames Sub-Area Strategy.

6.67 Primary and secondary retail frontages are defined for Abingdon on Thames and Wantage in the Local Plan 2011, which also defines town centre areas in Abingdon on Thames, Wantage and Faringdon, and local shopping centres in Abingdon on Thames, Botley, Faringdon, Grove and Wantage. These designations and their associated policies will continue to apply until they are reviewed through the Local Plan 2029 Part 2 or a Neighbourhood Development Plan. In Botley, the local shopping centre is included within the Botley Central Area, and any proposals will therefore be determined in accordance with Core Policy 8.

6.68 The main retail warehouse provision in the Vale is at Fairacres Retail Park in Abingdon on Thames, the Limborough Road/Kings Park area in Wantage, and Seacourt Retail Park in Botley. The Fairacres Retail Park accommodates a high proportion of the total comparison retail floorspace in the district. Any proposals for retail warehouse development or redevelopment will need to follow the approach set out in Core Policy 28.

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6.69 As well as the shopping centres at the Market Towns and Local Service Centres, there are also smaller shopping centres in the larger villages of Kennington, Kingston Bagpuize, Shrivenham, Watchfield, and Wootton, and at Harwell Oxford Campus. Core Policy 28 supports the provision of retail development at these settlements, and also other larger and smaller villages, where this meets the needs of the local community.

6.70 The ‘main town centre uses’ referred to in the policy are those set out in the National Planning Policy Framework, and include retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices, and arts, culture and tourism development⁽⁹⁸⁾. Local plan policies that may support main town centre uses in other locations include Core Policy 8 (Botley central area), Core Policy 24 (new employment development on unallocated sites) and Core Policy 27 (tourism related development).

6.71 The National Planning Policy Framework sets a default threshold of 2,500 sq.m gross floorspace, above which all proposals for retail, leisure and office development outside town centres, and which are not in accordance with an up-to-date Local Plan, should be accompanied by an impact assessment⁽⁹⁹⁾. The Framework indicates that this default will apply where there is no locally set threshold. We consider that a 2,500 sq.m gross threshold is inappropriate in the Vale, as this scale of development would represent a significant proportion of the overall retail need in the area. Development smaller than 2,500 sq.m gross could have a significant adverse impact on the smaller town centres. Core Policy 28 therefore sets local floorspace thresholds, based on recommendations in the 2013 Retail and Town Centre Study. Any proposals which exceed the local floorspace thresholds will need to be accompanied by an impact assessment based on a methodology and assumptions which have been agreed with the Council in advance.

6.72 In addition to supporting appropriate proposals for new retail and other main town centres uses, it will also be important to protect the Vale’s existing local facilities and services. The current Local Plan 2011 includes policies CF1 (protection of existing services and facilities), CF5 (public houses outside the five main towns) and S14 (loss of village and other local shops). These policies will continue to be saved, and will be used alongside the Local Plan 2029 Part 1 until such time as they are replaced or updated in the Local Plan 2029 Part 2 or a Neighbourhood Development Plan.

98 Annex 2 of the National Planning Policy Framework, Communities and Local Government, March 2012

99 Paragraph 26 of the National Planning Policy Framework, Communities and Local Government, March 2012

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Core Policy 28: Retailing and other Main Town Centre Uses

The Market Towns and Local Service Centres defined in the settlement hierarchy are the preferred locations for larger scale development or redevelopment for retailing and other main town centre uses.

For activities in Use Class A first consideration should be given to opportunities in the primary and secondary shopping frontages where designated in the Local Plan 2011 and the redevelopment sites identified in Core Policies 7 and 8 for the Charter area of Abingdon on Thames and the Botley Central Area. For other town centre uses first consideration should be given to opportunities within the designated town centre areas that are well linked to the retail core by foot, including identified redevelopment sites, before more peripheral locations are considered.

Proposals for new retail development or changes of use to retail or other main town centre uses will be supported elsewhere as follows:

- i. for development primarily intended to serve the day to day needs of the local community, within the Larger and Smaller Villages, and in the local shopping centres located within Abingdon on Thames, Faringdon, Grove and Wantage, as defined in the 2011 Local Plan
- ii. ancillary and proportionate food, drink and convenience retailing within and primarily servicing the users of designated employment areas, and
- iii. offices in employment locations where office use is identified elsewhere in this plan to be appropriate.

Proposals for retail or other main town centre uses that are on the edge of or outside the town or local shopping centres, and are not supported by local plan policies, will only be supported if it is demonstrated that the proposal satisfies the sequential approach to site selection, and, where the proposal exceeds the local floorspace thresholds set out below, an impact assessment confirms that there are no likely significant adverse impacts on the vitality and viability of nearby centres. The impact assessment methodology and assumptions are to be agreed with the council in advance.

The local floorspace thresholds for impact assessment are as follows:

- iv. 1,000 sq m gross retail floorspace for development likely to have an impact on Abingdon on Thames or Wantage town centres, and
- v. 500 sq m gross retail floorspace elsewhere in the district.

Chapter 6: District Wide Policies

Supporting sustainable transport and accessibility

Introduction

6.73 Encouraging sustainable modes of transport and reducing the need to travel are key features of our vision and objectives set out in Chapter 3.

6.74 Our approach to transport seeks to encourage sustainable modes of transport and a reduction in the need to travel. However, our approach also recognises that the rural nature of the district means that many residents will be dependent on car travel for some or all of their journeys, particularly in the more rural parts of the district.

6.75 This section includes policies that:

- seeks to support key improvements to the transport network
- seeks to minimise the impacts of new development on the transport network
- supports provision of sustainable transport measures to promote the use of public transport, cycling and walking
- encourages provision of traffic management measures and adequate car parking
- requires transport assessments and travel plans where appropriate, and
- promotes electronic communications, to help reduce the need to travel.

6.76 Our approach has been informed by national policy as well as the principles within Oxfordshire County Council's Local Transport Plan (LTP).

6.77 The main transport requirements of national policy are to reduce the need to travel, the need to promote sustainable modes of travel and improving accessibility. A key factor is therefore the location of all forms of development. Enabling sustainable travel will therefore be influenced by a number of policies within this plan.

6.78 The Local Transport Plan sets out the transport policies and provides area transport strategies for the county to 2030. It aims to deliver four local transport goals:

- supporting local economic growth
- making it easier to get around the county
- reducing the impact of transport on the environment, and
- promoting healthy, safe and sustainable travel.

6.79 The LTP includes area strategies for the county's major settlements and road improvements that are designed to enhance the capacity of the road network.

6.80 The Infrastructure Delivery Plans (IDP), of which drafts will be published on the 28 March, set out all the strategic transport measures that are planned or required to accommodate proposed development in this plan. The IDP is a live document which will be updated as further requirements emerge through the local plan and LTP process.

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The local and strategic transport network

6.81 Figure 6.1 shows the key movement corridors in the district. It clearly shows the A34 as the key strategic link running through the district and a countywide priority is making improvements to this trunk road. This is a priority reflected in the LTP and the Oxfordshire Local Investment Plan produced by the Oxfordshire Spatial Planning Infrastructure Partnership. It is also a priority of the Local Economic Partnership.

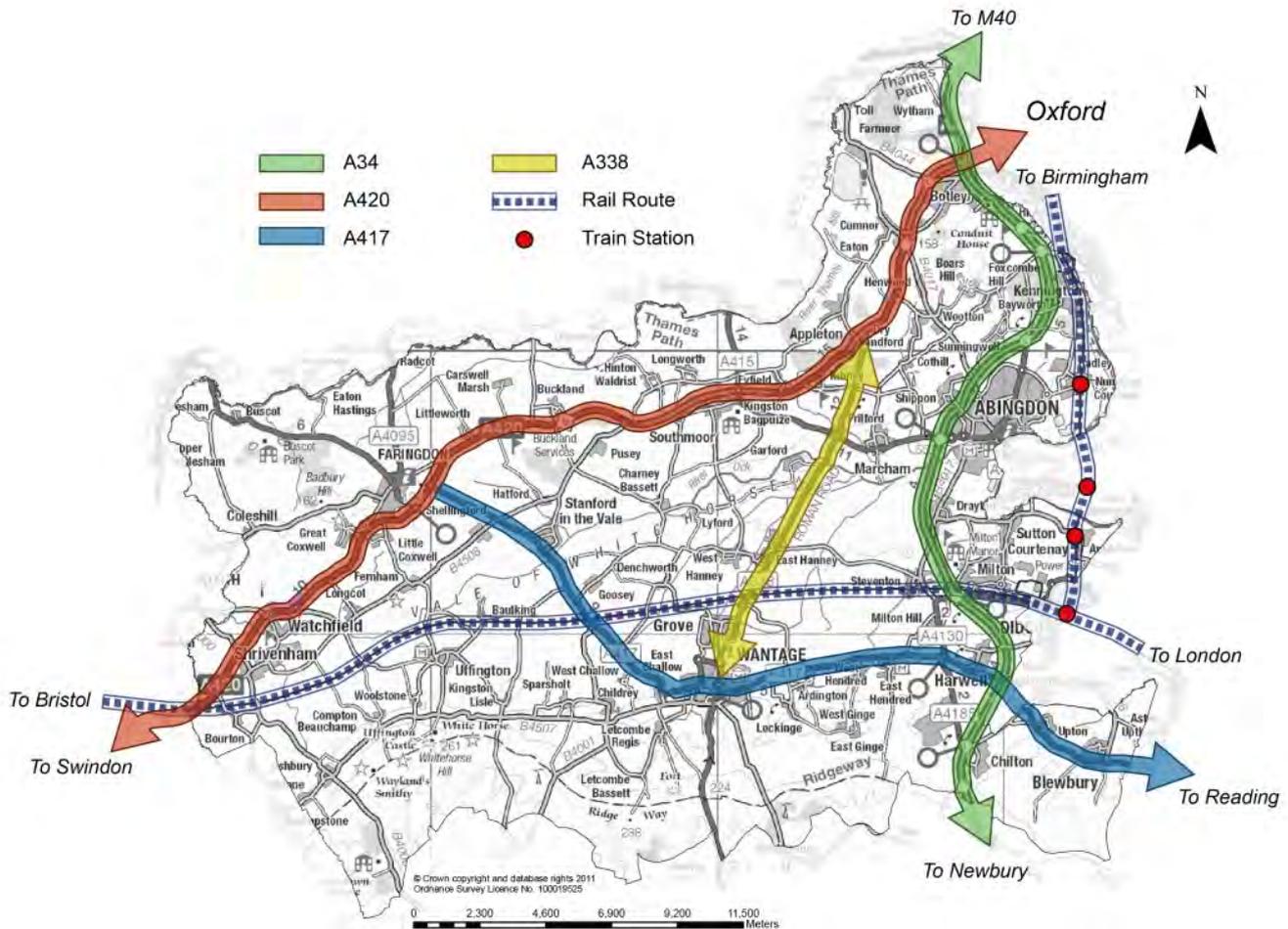


Figure 6.1 :Key transport movement corridors within the Vale of White Horse

6.82 A district wide transport assessment has been conducted to assess the impacts of our Spatial Strategy on the strategic and local transport network. This was prepared in consultation with Oxfordshire County Council. The initial outputs from this assessment has identified that the impact of the proposed level of growth and the spatial approach to how it is distributed, is acceptable subject to the implementation of the infrastructure improvements outlined in this plan, and local improvements to be considered on an individual site basis.

6.83 The assessment does acknowledge that the delivery of new housing through this strategy will place increased pressure on the road network at certain locations within the district. Transport Assessments, to accompany planning applications for new development, will determine the precise nature of the impacts on local road sections. Mitigation measures will be required to address any impacts identified. Where off-site mitigation is identified, the developments that result in the need for the mitigation will be required to make financial contributions through the appropriate mechanism.

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These include, for example, Section 106 or Section 278 agreements or potentially Community Infrastructure Levy (CIL) contributions.

6.84 Where new development would undermine the efficient, effective or safe operation of the highway, the identified impacts will need to be remedied. As required by national policy a Transport Assessment and Travel Plan will be required for development proposals that generate significant amounts of movement. These should accord with the Oxfordshire County Council's requirements.

6.85 Major changes to the transport network within the Vale are focused around the strategic growth within Science Vale UK. This is consistent with the Spatial Strategy that focuses growth within the Science Vale UK area in the South East Vale Sub-Area. Our strategy will significantly improve the employment and other services on offer within Science Vale UK. This approach is also consistent with the adopted South Oxfordshire District Council Core Strategy⁽¹⁰⁰⁾.

6.86 Owing to the strategic growth in the area, both in this district and South Oxfordshire, it has been identified that major improvements to the transport network are required. This is referred to as the Science Vale UK Integrated Transport Package. This package is explained in more detail in the sub-area strategy for South East Vale and in the Infrastructure Delivery Plans accompanying this plan.

6.87 The improvements within the package are required to mitigate the impact of the development in the area and secure improved links between homes and jobs. In addition, these improvements will make the area more accessible to those commuting to the Science Vale UK area and improve the economic viability of this key economic area.

6.88 Improving accessibility to the strategic road network, in particular the A34, is therefore an important part of the transport improvements. This includes improving accessibility to the A34 and addressing some of the capacity issues between Hinksey Hill and Milton Interchange (within the Vale). Some improvements have already been implemented at Milton Interchange to improve the network and further improvements including lengthening the slip roads and developing a 'hamburger' style (through and around) roundabout are being progressed.

Public transport, cycling and walking

6.89 The rural nature of the district means that many residents will be dependent on car travel for some or all of their journeys. We will encourage improvements to travel choices in rural areas, whilst accepting that there is unlikely to be a single approach for delivering the flexible and responsive transport services required, to meet the diverse needs of rural communities.

6.90 New development will need to be designed to positively promote the use of public transport, walking, cycling and efficient car use. Travel Plans will be required to encourage these forms of travel. The Travel Plans should set out a package of measures and initiatives with the aim of reducing the number of car journeys made by people travelling to and from the site by providing greater choice.

6.91 Ensuring that new development is located in areas accessible by walking, cycling and public transport will not in itself ensure that these forms of travel are fully promoted. New provision will also need to be made, where appropriate, with particular measures put in place to ensure that their use is encouraged.

Chapter 6: District Wide Policies

6.92 Securing improvements to the accessibility of key employment locations by public transport is also a key aim of both the Vales Sustainable Community Strategy⁽¹⁰¹⁾ and the County's LTP. The small size of many of the rural communities and the dispersed nature of some settlements means that the provision of a readily accessible and frequent bus service for every settlement is neither practical nor a viable solution.

6.93 The diagram below shows the proposed new bus routes within the district. In recognition of the difficulty of serving rural areas by conventional bus services we will promote rural initiatives including community based schemes and the wider use of specialised transport.

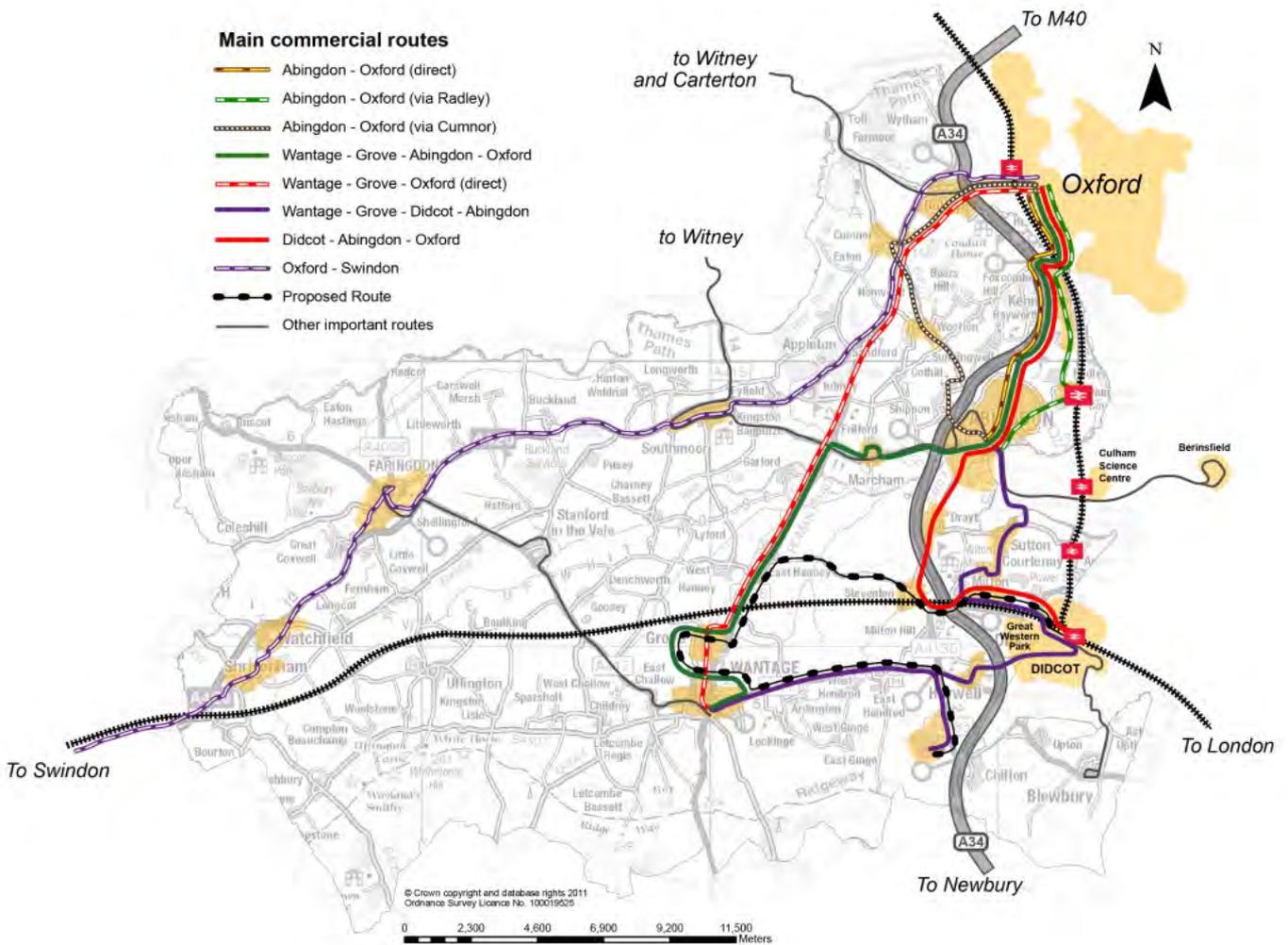


Figure 6.2 : Map showing the existing and proposed bus routes within the district

101 Vale Strategy for Sustainable Communities 2008-2016, available at: <http://www.whitehorsedc.gov.uk/about-us/how-we-work/partnerships/vale-community-strategy>

Chapter 6: District Wide Policies

6.94 Cycling and walking have the potential to replace car use for short trips and to form part of a longer journey by public transport. In addition, cycling and walking can also be recreational activities. Whether used as a means of transport or a leisure activity, there are benefits to health in travelling by these means.

6.95 We will therefore seek, in partnership with Oxfordshire County Council and other stakeholders, to promote cycling and walking through improving the existing network, providing new routes both generally and in association with new development and providing information on the routes and other measures to promote these forms of travel.

Car parking

6.96 The approach to car parking needs to recognise the rural nature of the district and the dependence on the car for many journeys. The Oxfordshire County Council car parking standards will be applied across the district. These standards take account of the objective to increase the use of sustainable modes of travel in the context of available alternatives. These standards are reviewed regularly to take account of local issues.

6.97 As well as applying parking standards to new developments the council will also need to ensure that parking in the Market Town and Local Service Centres is adequate and providing and managing public car parks will also be important.

Electronic communications

6.98 The internet provides an opportunity to reduce the need to travel. It increasingly means that location is less important for businesses and enables increased home-working. The plan therefore recognises the role of the internet and seeks to promote it as a means of reducing the need to travel and supporting the economy. It seeks to do this by ensuring new development has access to high speed broadband.

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Core Policy 29: Promoting Sustainable Transport and Accessibility

The council will work with Oxfordshire County Council and others to:

- i. actively seek to deliver the transport infrastructure and measures which improve movement in the Science Vale UK area as identified in the County Council's Local Transport Plan's (LTP), Science Vale UK Area Strategy and the Science Vale UK Integrated Transport Package, in partnership with South Oxfordshire District Council
- ii. actively seek to ensure that the impacts of new development on the strategic and local road network are adequately mitigated
- iii. support measures identified in Oxfordshire County Council's LTP including the relevant local area strategies for the district
- iv. support improvements for accessing Oxford
- v. ensure that transport improvements are designed to minimise effects on the amenities of the surrounding area
- vi. encourage the use of sustainable modes of transport and support measures that enable a modal shift to public transport, cycling and walking in the district
- vii. promote and support improvements to the transport network that increase safety, improve air quality and/or make our towns and villages more attractive
- viii. ensure adequate parking is delivered on new developments in accordance with Oxfordshire County Council's published standards
- ix. all developments that generate significant amounts of movement must be supported by an appropriate transport assessment or statement and travel plan that is agreed by Oxfordshire County Council, and
- x. promote electronic communications allowing businesses and residents to operate throughout the district and to provide services and information that reduce the need to travel.

Chapter 6: District Wide Policies

Protecting the environment and responding to climate change

Introduction

6.99 Protecting the environment and responding to climate change are key considerations in planning for the future of the Vale. They have played an important role in locating the proposed strategic growth set out in Chapter 4. The policies in this section set out how we will seek to respond to climate change and protect the Vale's historic, built, and natural environment.

6.100 This section includes policies that:

- set out the sustainable construction requirements for residential and non-residential development including climate change adaptation, Code for Sustainable Homes and BREEAM
- encourage renewable energy generation
- seek to make the best use of natural resources
- protect the Vale's distinct landscape against inappropriate development
- seek a net gain in green infrastructure
- protect biodiversity and seek opportunities for biodiversity gain
- ensure that development is of high quality design and is appropriate for its context
- sustain and enhance the historic environment, and
- protect the historic line of the Wiltshire and Berkshire Canal.

Responding to climate change

6.101 Responding to climate change is one of the Strategic Objectives of the Local Plan and has influenced the locational strategy for development and many of its policies. Through the planning process the council is seeking to achieve a low carbon Vale by:

- locating housing development close to jobs and services to minimise the need to travel
- making sure there is good access by public transport, cycling and walking so as to reduce the need to travel by car
- improving the energy efficiency of new and existing buildings
- promoting the development and use of decentralised renewable and low carbon energy, and
- promoting improved broadband coverage to reduce the need to travel.

6.102 The council is also seeking to minimise disruption caused by extreme weather conditions by:

- ensuring new development incorporates features that make it resilient to more intense rainfall and higher temperatures
- ensuring new developments incorporate best practice in water saving measures
- ensuring new developments are consistent with wider sustainability objectives, locating most new development where there is a low risk of flooding ensuring new development does not increase the risk of flooding elsewhere. This can be achieved by incorporating sustainable drainage measures and reducing the surface water run off to below greenfield rates and increasing flood storage capacity, and
- safeguarding land for a major new reservoir.

Chapter 6: District Wide Policies

6.103 Climate change and the importance of controlling emissions, for both the environment and the economy, are now well understood by the Government and by the development industry. However, despite the international actions being taken to address the effects of climate change, some change is now inevitable⁽¹⁰²⁾ ⁽¹⁰³⁾. It is therefore important that all new development, including where appropriate changes in use, incorporate techniques to withstand changing weather conditions over the expected lifespan of the building and the space around it.

6.104 In designing the built environment to adapt to climate change, location plays an important role and, as with other design features, there is often need to weigh different criteria against each other. Nevertheless, we expect climate change adaptation measures to be integrated where possible. Developers should explain their approach in the Design and Access Statement submitted with planning applications. Further information on climate change adaptation measures can be found in the Vale of White Horse District Council Sustainable Design and Construction SPD⁽¹⁰⁴⁾ and in Climate Change Adaptation By Design: A Guide for Sustainable Communities⁽¹⁰⁵⁾.

6.105 Changes to Part L of the Building Regulations will be introduced in April 2013 so that all new buildings will have to meet a certain standard of energy efficiency roughly equal to Code for Sustainable Homes Level 4. By 2016, Part L of the Building Regulations will require the energy efficiency level of residential buildings to be zero carbon (roughly equivalent to Code Level 5). Non-residential buildings will need to meet equivalent standards by 2019.

6.106 Work is being undertaken by the Zero Carbon Hub to define the term 'zero carbon' and how it could be achieved.⁽¹⁰⁶⁾ Current thinking is that, to comply with 2016 Building Regulations, new zero carbon homes will have to meet on-site requirements for Carbon Compliance. This could include improving the energy efficiency of the building fabric, the performance of heating, cooling and lighting systems and the use of low and zero carbon technologies. However, as it is often not possible to make the necessary carbon savings on site, a system of 'Allowable Solutions' is being prepared by the Government that will allow developers to make a contribution to off-site works. The Vale of White Horse District Council will support Allowable Solutions as published by the Government and, if necessary, will publish Vale specific Allowable Solutions in The Local Plan 2029 Part 2.

102 Defra (2012) The UK Climate Change Risk Assessment 2012 Evidence Report

103 Town and Country Planning Association et al 2007, 'Climate Change Adaptation by Design: A Guide for Sustainable Communities', p2

104 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementary->

105 Town and Country Planning Association et al 2007

106 <http://www.zerocarbonhub.org/>

Chapter 6: District Wide Policies

6.107 Alongside the Government proposals to raise standards for energy efficiency of buildings, there are other important standards to consider when examining the sustainability of buildings. These are encompassed by the Code for Sustainable Homes (the Code) and by Building Research Establishment Environmental Assessment Method (BREEAM) for non residential buildings. The Code is the national standard for the sustainable design and construction of new homes. It aims to reduce our carbon emissions and create homes that are more sustainable. It covers nine categories of sustainable design, which are:

- energy and carbon dioxide emissions
- water
- materials
- surface water run-off
- waste
- pollution
- health and well-being
- management, and
- ecology.

6.108 In meeting code levels certain criteria within these categories are mandatory, such as water use in the 'Water' category and management of surface water run-off from developments in the 'Surface Water Run-off' category. There are also non-mandatory elements that can contribute to gaining enough credits overall to meet a certain code level⁽¹⁰⁷⁾.

6.109 Meeting criteria in the 'Water' and 'Surface Water Run-off' categories are particularly important in the Vale of White Horse District. This is because the area is extremely water stressed⁽¹⁰⁸⁾. Part G of the Building Regulations currently requires water efficiency equivalent to Code Level 2. The council will use the standards set by the Code for Sustainable Homes and BREEAM to require higher water efficiency standards from development by encouraging the use of rainwater harvesting and grey water.

107 For further information on the Code for Sustainable Homes see <http://www.planningportal.gov.uk/buildingregulations/greenerbuildings/sustainablehomes/>

108 Water Resources – Current State and Future Pressures, Environment Agency 2008

Chapter 6: District Wide Policies

Core Policy 30: Sustainable Design and Construction

All new development, including building conversions, refurbishments and extensions, will be required to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns. Wherever practicable the following measures should be used, and their application to the development outlined in the Design and Access Statement:

- i. planting, shading and advanced glazing systems to reduce solar heat gain
- ii. materials to prevent penetration of heat, including use of cool building materials and green roofs and walls
- iii. increasing natural ventilation and removing heat using fresh air
- iv. orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes, and
- v. locating windows at heights that maximise heating from lower sun angles during the winter.

All new residential development will meet a minimum standard of Code for Sustainable Homes Level 4 in full. Achieving higher Code levels in the 'Water' and 'Surface Water Run-off' categories will be particularly encouraged.

All new non residential development will meet the BREEAM 'Very Good' standard.

The council will expect the policy requirements to be met unless it can be demonstrated that it would be unviable to do so or where historic assets would be affected. A sensitive approach will need to be taken to safeguard the special character of the heritage assets e.g. in a conservation area.

Renewable energy

6.110 Renewable energy generation in the district is currently falling and will continue to do so over the coming years. This is because the main source of renewable energy in the district is landfill gas. Output of landfill gas is expected to fall in line with the requirements of the EU Landfill Directive to reduce the amount of municipal biodegradable waste sent to landfill. The second largest supplier of renewable energy in the district is the biomass element of Didcot A Power Station, which is to be decommissioned from 2013.

6.111 The Government has set a target of 15 per cent of the UK's energy to come from renewable sources by 2020⁽¹⁰⁹⁾. To enable the Vale to find sources of renewable energy and to contribute towards the governments target, the council will support schemes for renewable energy where they are suitable in all other respects.

Chapter 6: District Wide Policies

Core Policy 31: Renewable Energy

The council encourages schemes for renewable and low carbon energy generation. Planning applications for renewable and low carbon energy generation will be supported where they do not unacceptably impact on:

- i. landscape, both designated AONB and locally valued
- ii. biodiversity including protected habitats and species and Conservation Target Areas
- iii. historic environment both designated and non designated assets
- iv. the visual amenity and openness of the Green Belt
- v. local residential amenity, and
- vi. traffic generation.

Flood risk

6.112 The district will follow guidance in the National Planning Policy Framework and its accompanying technical guide with regard to the sequential and exception tests in considering flood risk. The council's Strategic Flood Risk Assessment (SFRA) provides information on the various different types of flooding across the district. Applicants should review this to ensure that the development appropriately takes into account all potential aspects of flooding. The council will not allow development in flood zones 2 or 3 if there are reasonably available sites in flood zone 1.

6.113 Core Policy 32 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk to both the site and its surroundings. Sustainable drainage methods, such as green roofs, ponds and permeable surfaces, should be incorporated where technically possible. Applicants should also ensure that the drainage elements of new development are designed to the principles set out in the Flood and Water Management Act 2010⁽¹¹⁰⁾ and associated relevant design standards. Further information on SuDS can be found in the SFRA⁽¹¹¹⁾.

110 <http://www.legislation.gov.uk/ukpga/2010/29/contents>

111 www.whitehorsedc.gov.uk/evidence

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Core Policy 32: Flood Risk

With regard to flood risk, the sequential approach will be strictly applied across the district, in accordance with national guidance. Development within areas of flood risk from any source of flooding, including areas with a history of groundwater or surface water flooding, will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk. Planning permission will not be granted for any development in the functional floodplain (Flood Zone 3b) except water-compatible uses and essential infrastructure.

For all developments over 1 hectare and/or development in any area of flood risk from rivers (Flood Zone 2 or above) or other sources, developers must carry out a full Flood Risk Assessment (FRA) demonstrating that the proposed development will not increase flood risk.

Unless it is shown not to be feasible, all developments will be expected to incorporate sustainable drainage systems or techniques to limit surface water runoff from new development, and reduce the existing rate of run-off.

Water

6.114 The Water Framework Directive⁽¹¹²⁾ requires that there is no deterioration in the status of water bodies and that they all achieve good ecological status by 2027. The Thames River Basin Management Plan⁽¹¹³⁾ sets out actions to help meet this obligation. Policies on Green Infrastructure, biodiversity and sustainable construction will assist in achieving this objective by ensuring that surface water run-off is appropriately controlled. Saved Local Plan Policy DC12 – Water Quality and Resources will also ensure that development does not adversely affect water quality. The Framework advises that to prevent unacceptable risks from pollution, it should be ensured that development is appropriate for its location. This has been a guiding principle in proposing strategic allocations in this plan. Planning applications will be expected to abide by this principle and other guidance set out in the Framework.

Air quality

6.115 The Environment Agency protects and improves the quality of water, land and air. However, there may be cases where planning permission will be refused even though the proposed development is acceptable to the Environment Agency. This may occur, for example, in designated air quality management areas, such as central Abingdon on Thames and part of Botley close to the A34, where air pollution exceeds acceptable levels. Core Policy 33 requires that development proposals cause no deterioration, and where possible, achieve improvements in water and air quality. Saved Local Plan Policies DC9 – The Impact of Development on Neighbouring Uses and DC10 – The Effect of Neighbouring or Previous Uses on New Development will also continue to be applied until they are replaced in the LPP2. Development will be expected to meet with the guidance set out in the Framework regarding air, land and water quality.

112 <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32000L0060:EN:NOT>

113 <http://www.environment-agency.gov.uk/research/planning/125035.aspx>

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Waste and minerals

6.116 Oxfordshire County Council's draft Waste and Minerals Core Strategy⁽¹¹⁴⁾ will safeguard mineral resources, aggregates, rail depots and sites for waste management. These areas will be marked on the Adopted Policies Map for reference. Should the district receive a planning application in any of these areas, the county council will be consulted on the development. Applicants are advised to review the Waste and Minerals Core Strategy prior to making an application.

6.117 Waste management at site level is important in encouraging reduction, re-use and recycling of waste during and after construction. To ensure that waste storage facilities are properly integrated saved Local Plan Policy DC7 – Waste Collection and Recycling will continue to apply. Further information on how to achieve suitable design of household waste facilities is available in the Residential Design Guide SPD and in the Sustainable Design and Construction SPD⁽¹¹⁵⁾.

Core Policy 33: Natural Resources

All development proposals will be required to make provision for the efficient use of natural resources, including:

- i. making adequate provision for the recycling of waste
- ii. using recycled and energy efficient materials
- iii. minimising waste
- iv. maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and reuse of materials
- v. causing no deterioration and, where possible, achieving improvements in water and air quality
- vi. ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary, and
- vii. re-using previously developed land provided it is not of high environmental value.

Landscape

6.118 The Vale of White Horse occupies an attractive part of the Upper Thames Valley. From south to north it ranges from the rolling sweep of the chalk downs (designated as part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB)), across the wide vistas of the lowland clay vale, then rising to the limestone Corallian ridge, before dropping to the floodplain of the River Thames.

6.119 Government policy gives great weight to conserving landscape and scenic beauty in the AONB. It further states that major developments should not take place in the AONB, other than in exceptional circumstances that are in the public interest. Applications for such developments will be subject to a rigorous consideration of the need for the development, the scope for developing elsewhere, and any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which adverse effects could be moderated or mitigated.

114 <http://www.oxfordshire.gov.uk/cms/content/minerals-and-waste-core-strategy>

115 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementary->

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6.120 National guidance states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes⁽¹¹⁶⁾. Outside of the North Wessex Downs AONB are the North Corallian Ridge and the Lowland Vale. These are both locally valued landscapes identified in the Local Plan 2011, where they had been based on a Landscape Strategy. It is important to protect and, where possible, enhance the quality and character of these landscapes. This will be achieved by preventing visually prominent or unsympathetic development and, where development is considered to be acceptable, ensuring it is built to a high standard of layout and design with appropriate materials and complementary planting.

6.121 The mix of high ground and water meadows in the north eastern part of the Vale provide unique vantage points for long distance views of, and are particularly important to, the landscape setting of the historic City of Oxford. It will be important to ensure that any development does not harm the setting of the University of Oxford, including the wooded hills that form backdrops to famous panoramas of Oxford's towers and spires.

6.122 In assessing development proposals, landscape, its quality and characteristics, will be considered using the following resources:

- Vale of White Horse Landscape Strategy 2006⁽¹¹⁷⁾. This document divides the district into four landscape character areas and gives information about the defining characteristics of each
- Vale of White Horse Landscape Assessment of land on the edge of the Vale's main towns 2008⁽¹¹⁸⁾. This study looks at the land surrounding Botley, Abingdon-on-Thames, Wantage and Grove and Faringdon
- the Oxfordshire Wildlife and Landscape Study (OWLS)⁽¹¹⁹⁾. Produced by Oxfordshire County Council, this provides more detailed information on the landscape types to be found across the district as well as the biodiversity resource. It identifies the 'forces for change' in a particular location and includes landscape/biodiversity strategies that set guidelines for how developments can contribute towards landscape character
- documents produced by the North Wessex Downs Area of Outstanding Natural Beauty Board such as the AONB Landscape Character Assessment⁽¹²⁰⁾ and Management Plan⁽¹²¹⁾. These give specific information relating to the AONB, and
- Vale of White Horse Residential Design Guide SPD 2009⁽¹²²⁾. This document provides information on the landscape types according to the geology of the area and its built characteristics.

6.123 The council will examine the necessity for a district wide landscape character assessment to support the Local Plan 2029 Part 2.

116 National Planning Policy Framework para 109, bullet point 1

117 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan/supplementary-planning-guidance>

118 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strategy/landscape-assessment%20>

119 <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>

120 [http://www.northwessexdowns.org.uk/wba/nwd-aonb/NWDWebsiteV3.nsf/\\$LUall/599D1D35AAF1F1838025789900534013?OpenDocument](http://www.northwessexdowns.org.uk/wba/nwd-aonb/NWDWebsiteV3.nsf/$LUall/599D1D35AAF1F1838025789900534013?OpenDocument)

121 [http://www.northwessexdowns.org.uk/wba/nwd-aonb/NWDWebsiteV3.nsf/\\$LUContent/4.4?OpenDocument](http://www.northwessexdowns.org.uk/wba/nwd-aonb/NWDWebsiteV3.nsf/$LUContent/4.4?OpenDocument)

122 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2>

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Core Policy 34: Landscape

The Vale's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.

High priority will be given to conservation and enhancement of the natural beauty of the North Wessex Downs AONB and planning decisions will have regard to its setting. Proposals that support the economy and social well being of communities located in the AONB, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement.

Locally valued landscape and its features will be protected, maintained and where possible, enhanced, in particular:

- i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies
- ii. the landscape setting of settlements
- iii. topographical features
- iv. features of cultural and historic value
- v. important views and visually sensitive skylines, and
- vi. tranquillity and the need to protect against intrusion from light pollution, noise, and motion.

Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area. Proposals will need to demonstrate how they have responded the above aspects of landscape character.

As well as documents produced by the council, development proposals should have regard to the information and advice contained in the Oxfordshire Wildlife and Landscape Study (OWLS) and the North Wessex Downs AONB Landscape Character Assessment and Management Plan.

6.124 The Local Plan 2029 Part 2 document will include policies relating to the Great Western Community Forest in the western part of the Vale. Local Plan Policy NE12 – Great Western Community Forest will continue to be applied until it is updated or replaced in the LPP2.

Chapter 6: District Wide Policies

Green Infrastructure

6.125 Green infrastructure includes sites protected for their importance to wildlife or the environment, nature reserves, green spaces and green way linkages. It provides a network of multi-functional green space both urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Natural England guidance states that everyone should have access to 'Nature Nearby'⁽¹²³⁾. Green space standards by contrast relate primarily to urban areas and are focused on provision of more formal recreation and play spaces.

6.126 Green infrastructure should be both natural and accessible to the public. In this context, natural refers to places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate⁽¹²⁴⁾. Such networks need to be planned and managed to deliver the widest range of linked environmental and social benefits including conserving and enhancing biodiversity, health and well being, economic recovery, preventing flooding and improving our resilience to climate change.

6.127 The council has produced a Green Infrastructure Audit⁽¹²⁵⁾ that identifies the main green infrastructure assets within the Vale and assesses the provision against nationally accepted standards for the provision of green infrastructure. The Audit identifies scope for improvement in the provision of Green Infrastructure around our main growth centres up to 2029.

6.128 We are currently working with a partnership that include all of the Oxfordshire district councils, Oxfordshire County Council, the statutory agencies, Non Government Organisations and local interest groups to develop a county-wide Green Infrastructure Strategy that will identify the main priorities, policies and standards for the delivery of new green infrastructure assets to meet the identified needs.

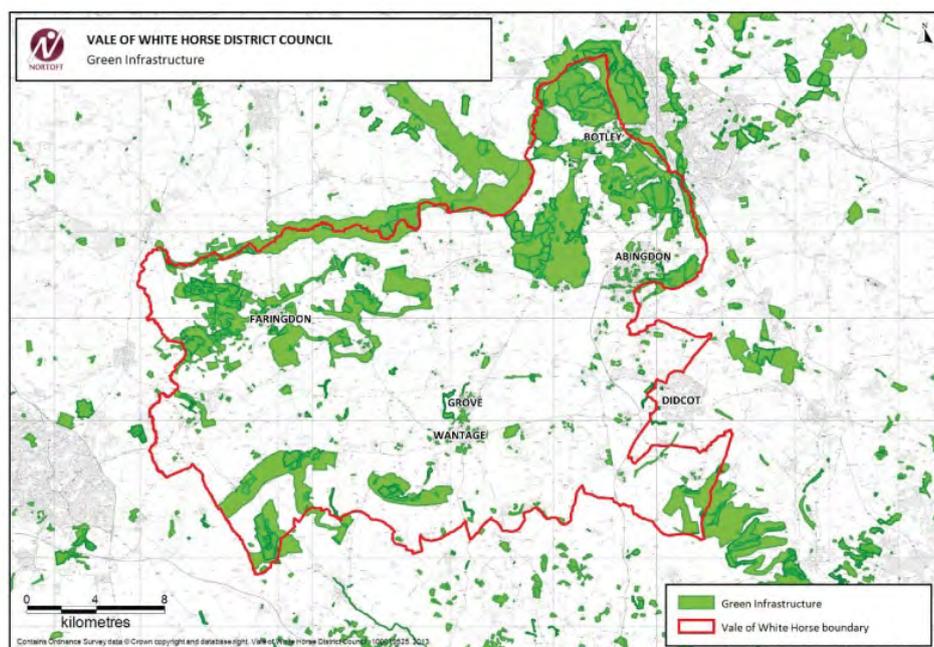


Figure 6.3 :Green Infrastructure in the Vale of White Horse

123 'Nature Nearby – Accessible Natural Greenspace Guidance', Natural England 2010

124 'Nature Nearby – Accessible Natural Greenspace Guidance', Natural England 2010

125 www.whitehorsedc.gov.uk/evidence.

Chapter 6: District Wide Policies

Core Policy 35: Green Infrastructure

A net gain in green infrastructure, including biodiversity, will be sought either through on site provision or off-site contributions and the targeted use of other funding sources.

Proposals for new development must be accompanied by a statement demonstrating that they have taken into account the relationship of the proposed development to existing green infrastructure and how this will be retained and enhanced. Where appropriate, proposals will be required to contribute to the delivery of new green infrastructure and/or the improvement of existing assets including Conservation Target Areas in accordance with the standards in the forthcoming Oxfordshire Green Infrastructure Strategy.

A net loss of green infrastructure, including biodiversity, through development proposals will be resisted.

Biodiversity

6.129 The district contains a rich variety of semi-natural habitats including woodlands, hedgerows, rivers, streams, and meadows. Together they help secure the survival of many species. There are a number of important nature conservation sites, which are protected at international, national and local level. These include:

- International:
 - 2 Special Areas of Conservation (SAC)
- National:
 - 1 National Nature Reserve
 - 23 Sites of Special Scientific Interest (SSSI)
- Local:
 - 84 Local Wildlife Sites *
 - 5 Local Nature Reserves
 - 9 Geologically Important Sites

* A current list of Local Wildlife Sites is available on the Thames Valley Environmental Records Centre website. The list changes over time.

Chapter 6: District Wide Policies

6.130 In addition to these sites there are numerous important natural habitats, including ancient woodlands and habitats of principal importance for the purpose of conserving biodiversity (under Section 41 of the Natural Environment and Rural Communities Act). There are also a wide variety of legally protected and priority species resident throughout the Vale.

6.131 We have identified and mapped the main components of our main ecological networks at a county scale and we have developed the Conservation Target Areas approach as a way of strategically focussing scarce resources to the benefit of the natural environment. The Conservation Target Areas are strategic areas that promote the preservation, restoration and re-creation of priority habitats and populations of priority species. The Conservation Target Areas are one of the key elements of our approach to the provision of a coherent Green Infrastructure Network as outlined in Core Policy 35 above.

6.132 The council will take a priority based approach to development involving biodiversity. Developers are first expected to avoid harm to biodiversity and then mitigate against any harm, for instance by relocating habitats on site and as a last resort, to compensate for harm caused, for instance by providing other types of habitat instead.



Figure 6.3 : Conservation Target Areas in the Vale of White Horse District

Chapter 6: District Wide Policies

Core Policy 36: Conservation and Improvement of Biodiversity

Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be sought, with a primary focus on delivery in the Conservation Target Areas.

If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission will be refused.

The highest level of protection will be given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species).

Damage to nationally important Sites of Special Scientific Interest, Local Wildlife Sites, Local Nature Reserves, Priority Habitats, Ancient Woodland Protected or Priority Species and Locally Important Geological sites must be avoided unless the importance of the development outweighs the harm and the loss can be mitigated to achieve a net gain in biodiversity.

Design

6.133 The Government attaches great importance to the design of the built environment⁽¹²⁶⁾. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making better places. New development should create a sense of place and distinct character where people will feel safe and be proud to live and work. Design quality and the historic environment are linked because the historic environment often portrays characteristics we associate with high standards of design quality. This is the basis of the council's Residential Design Guide SPD⁽¹²⁷⁾, which seeks to:

- provide an analysis of the historic variations that exist in the geology, landscapes, settlements and buildings of the District, in order to provide a sound foundation for design guidance that respects these variations
- describe strategies for how new development can best respond to these contexts, and
- provide detailed guidance on a range of design issues related to new development.

6.134 All development proposals must have regard to any relevant SPD, such as the Residential Design Guide 2009, the Abbey Shopping Centre and Charter Area SPD and the forthcoming Harcourt Hill Masterplan and to Core Policy 37. Regard should also be had to the council's Leisure and Sports Facilities Strategy and the Open Space, Sport and Recreation Future Provision SPD with regard to ensuring that leisure standards are met.

126 NPPF, para 56

127 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2>

Chapter 6: District Wide Policies

Core Policy 37: Design

All proposals for new development will be expected to be of high quality design, such that the layout, scale, mass, height, detailing, materials, landscaping and relationship to context make a positive contribution to the character of the locality.

All new development schemes should also:

- i. connect to the surrounding area and existing development
- ii. relate well to existing and proposed facilities
- iii. have access to public transport where possible
- iv. have locally inspired or otherwise distinctive character
- v. sensitively incorporate any existing distinctive features on site, such as landscape or structures, as well as having a suitable level of new landscaping
- vi. ensure that buildings and streets are well defined with landscaping and buildings that relate well to the street
- vii. be legible and easy to move through
- viii. encourage low vehicle speeds and allows streets to function as social spaces
- ix. have a sufficient level of well-integrated parking
- x. have clearly defined public and private spaces
- xi. include sufficient external space for bins, recycling and bicycles
- xii. ensure that public and communal spaces are overlooked in the interest of community safety, and
- xiii. be compatible with urban design principles, including Secured by Design and Active Design principles.

Development will be expected to follow the design principles set out in relevant SPD and National Guidance.

The historic environment

6.135 One of the great assets of the Vale is its rich and varied built heritage, which contributes much to the distinctive character and cherished identity of the district's towns, villages and countryside. The district displays a subtle range of building types and materials reflecting the underlying geology. The numerous features of architectural or historic interest add quality to the lives of residents and visitors and lend support to the district's economic, social and cultural well being. The importance of the heritage is recognised by the designation of 52 conservation areas, over 2000 listed buildings, 8 historic parks and gardens and 68 scheduled ancient monuments.

6.136 The Vale has a long history of settlement and an important archaeological heritage, with remains dating from prehistoric times. There are 68 scheduled ancient monuments including ancient hill forts, burial mounds, field systems, historic tracks and ancient settlements. The white horse itself is a chalk figure thought to date from the late Bronze Age. The range of scheduled ancient monuments represents only a proportion of the archaeological record, and therefore many other remains have no statutory protection. Development will not be permitted that puts at risk designated and important non-designated archaeological assets.

Chapter 6: District Wide Policies

6.136 The Historic Environment Record, which is currently maintained by Oxfordshire County Council, shows where there are known archaeological sites and monuments within the county. In these areas and other areas of established archaeological interest, applicants may be required to undertake a desk based archaeological assessment and archaeological field evaluation. Further investigation may be required through a condition, which may include any appropriate mitigation, post excavation analysis and publication in a suitable repository.

6.137 Designated heritage assets are of national importance. At the national level there is a presumption that such assets will be protected and enhanced in a manner that is appropriate to their significance, and also enjoyed for the quality of life they bring to current and future generations. Conserving heritage assets in a manner appropriate to their significance is one of the core principles of plan-making and decision taking outlined in national guidance⁽¹²⁸⁾. This applies to both designated and non designated⁽¹²⁹⁾ assets. Weight should be given to the conservation of the asset, and its setting, proportionate to the significance of the asset. In determining planning applications, the council will be guided by the relevant paragraphs in the Framework. Applicants should ensure that they have fulfilled the requirements set out in the Framework and explain this process in a Heritage or Design and Access Statement.

6.138 The significance of non designated assets will continue to be judged on a case by case basis. A set of criteria for identifying non designated assets may be provided in Local Plan 2029 Part 2 or in a Supplementary Planning Document. The assets identified through this process would then form a local list of non designated assets that would be updated through the development management process.

Core Policy 38: The Historic Environment

Development should sustain and enhance the historic environment, both above and below ground, and not detract from the significance of heritage assets or their settings. Development should make a positive contribution to the local character and distinctiveness of the historic environment using the Residential Design Guide SPD, as well as other relevant SPDs, as a basis for information on character areas, types and materials. Development involving loss or damage to designated heritage assets and their settings will be resisted.

Non designated assets will be assessed on a case by case basis and will be conserved taking into account the scale of any harm or loss and the significance of the asset.

128 National Planning Policy Framework para 17

129 For definition of non designated asset see Glossary

Chapter 6: District Wide Policies

Wiltshire and Berkshire Canal

6.139 Restoration of the Wiltshire and Berkshire Canal route to a navigable state would benefit local recreational facilities and tourism by providing cycleways and routes for walkers along the restored towpath. It could also support environmental benefits by restoring wildlife habitats. The Wiltshire & Berkshire canal route extends from Melksham in Wiltshire, through Swindon and on towards Abingdon-on-Thames where it meets with the River Thames. There is a branch (the North Wiltshire Canal) from Swindon to the Thames & Severn Canal near Cricklade. The Wiltshire, Swindon & Oxfordshire Canal Partnership has produced a delivery strategy to fully restore the canal.⁽¹³⁰⁾ The aim is to restore the canal route to a navigable state.

Core Policy 39: The Wiltshire & Berkshire Canal

The council will continue to safeguard a continuous route for restoration of the Wiltshire & Berkshire Canal using the historic line and the diversion south of Abingdon-on-Thames to be identified on the Adopted Policies Map.

The council will support schemes for restoration of the canal in line with the delivery plan identified in the Wiltshire Swindon & Oxfordshire Canal Partnership Strategy by:

- i. ensuring that development protects the integrity of the canal alignment and its associated structures
- ii. ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided, and
- iii. ensuring associated infrastructure of development does not prejudice the delivery of the canal.

Proposals will be permitted that are designed to develop the canal's recreational and nature conservation potential, in particular, the use of the old line of the canal for walking and cycling.

Proposals for the reinstatement of the canal along these historic alignments will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality have been fully assessed and taken into account. Proposals for the reinstatement of discrete sections of the canal will also need to demonstrate that the potential environmental impacts of the restoration project as a whole have been assessed and taken into account.

Chapter 6: District Wide Policies

Leisure

6.140 In planning for development, regard must be had to the council's Leisure and Sports Facilities Strategy and the Open Space, Sport and Recreation Future Provision SPD. In doing so, development will be expected to make appropriate provision for open space and recreational facilities as outlined in these documents. This will ensure that communities have access to high quality open spaces and opportunities for sport and recreation, which makes an important contribution to their health and well-being. These documents will be reviewed and updated when appropriate.

6.141 Existing leisure facilities will be protected in line with saved policies in the Local Plan 2011, until such time as they are replaced by Local Plan 2029 Part 2. Existing leisure facilities includes Public Rights of Way, as shown on the Oxfordshire County Council definitive map⁽¹³¹⁾, and long-distance recreational paths such as The Ridgeway, the Thames Path and the d'Arcy Dalton Way.

Chapter 7: Implementing the Plan

Chapter 7: Implementing the Plan

In the final version of the Local Plan 2029 Part 1, this chapter will include a detailed monitoring framework to set out how we will ensure the plan policies will delivered. This will set out:

- what will be delivered by each policy
- targets to monitor progress towards achieving our Strategic Objectives, and
- what action we will take if the policies do not deliver in accordance with the targets.

The implementation of the plan will be reported against the targets through the Authorities Monitoring Report.

In this consultation document we have briefly outlined our general approach.

Chapter 7: Implementing the Plan

Introduction

7.1 Monitoring the local plan policies is important to ensure they are effectively being delivered and to meet the requirements of national planning policy. The final version of the Local Plan 2029 Part 1 will include a detailed monitoring framework setting out how this requirement will be met.

Delivery and Contingency

7.2 We will continue to work jointly with stakeholders to deliver local plan objectives. However, the local plan needs to be resilient to changing circumstances and so we have included a delivery and contingency policy to explain the next steps if parts of the plan do not deliver in accordance with the targets to be outlined in the monitoring framework. In particular, if an allocated site does not come forward as expected.

Core Policy 40: Delivery and Contingency

If policies are not delivered in accordance with the monitoring framework the contingency measures will apply.

If the Authority's Monitoring Report shows that allocated development sites and/or development to be brought forward through neighbourhood plans are not coming forward in a timely manner, we will consider:

- i. seeking alternative sources of funding if lack of infrastructure is delaying development, to bring delivery back on track
- ii. investigate mechanisms to accelerate delivery on other permitted or allocated sites
- iii. identifying alternative deliverable site(s) that are in general accordance with the spatial strategy of this plan, through the Local Plan 2029 Part 2 or other appropriate mechanism; and if required, and
- iv. through a full or partial review of the local plan.

7.3 Additional detail will be set out in the final version of the Local Plan 2029 Part 1.

Appendix A: Strategic Site Development Templates

Appendix A: Strategic Site Development Templates

List of Strategic Sites

Harwell Oxford Campus, Harwell

Crab Hill, Wantage

Monks Farm, Grove

Land South of Park Road, Faringdon

Valley Park, Harwell Parish, West of Didcot

Appendix A: Strategic Site Development Templates

- A layout that maximises the potential for sustainable journeys within the neighbourhood on foot and by bicycle, with a legible hierarchy of routes.
- Public open space to form a well connected network of green areas suitable for formal and informal recreation.
- Buildings should be predominantly 2 storey with potential for 3 storey along Curie Avenue.
- The site offers a unique opportunity for innovative modern housing design in a parkland setting.

Environmental Health

- Sewage treatment works on site to be decommissioned.
- Remedial works for contamination required, particularly in relation to groundwater within the south east of the site.

Landscape considerations

- The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). A comprehensive landscape scheme will therefore be required to minimise impact on the AONB.
- Existing trees and hedgerows to be retained where possible.

Ecology

- The site should be subject to habitat and species surveys carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Institute of Ecology and Environmental Management and relevant best practise guidance.
- Important ecological assets should be retained where possible. If loss is unavoidable then appropriate mitigation or compensation measures should be provided. Proposals for the provision of a campus-wide mitigation strategy will be required and a suitable receptor site/ nature reserve identified.

Access and Highways

- Contributions towards the SVUK strategic transport infrastructure package.
- A network of footpaths and cycle ways giving access from the new homes to the internal green spaces and the countryside and from the site to the adjoining external network.
- Provide footpath and cycle ways giving access from homes to onsite community facilities, employment and recreational facilities and improved pedestrian and cycle links to Chilton Primary School.
- Curie Avenue and the internal roads within the new development will be required to be constructed to Oxfordshire County Council adoptable road standards.

Social and Community

- Contributions toward expansion of Chilton Primary School.
- Contributions toward expansion of Great Western Park Secondary School.
- Enhancements to existing centre on Currie Avenue or provision of new community centre to make site more sustainable.
- Improvement of existing services and facilities on the campus including a larger food store for residents and employees.
- Public open space and recreational facilities to be provided on site in accordance with requirements of the IDP.

Urban Design Principles

- Layout of development that enables a high degree of integration and connectivity between employment, facilities and housing.
- Careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages.

Appendix A: Strategic Site Development Templates

- Provide a net gain in biodiversity as a result of the development, for example by incorporating new natural habitats into development and designing buildings with integral bat boxes and bird nesting opportunities.
- Provide contributions towards the identified Green Infrastructure deficit in the area surrounding Harwell.

Flood Risk and Drainage

The following suggestions are made in relation to drainage:

- The site has four green areas that lend themselves to flood storage, depending on the site general levels, with a possible overflow to any drainage on the Icknield Way.
- Recommend a porous pavement system rather than soakaways as the underlying chalk geology means that they would require more intensive maintenance.
- If soakaways are not effective, the layout of the development lends itself to easy adoption of the drainage by the SUDs Approving Body (SAB) under The Flood and Water Management Act 2010.

Archaeological Interest

- Trial trenches required in areas not previously investigated for archaeological interest.

Implementation

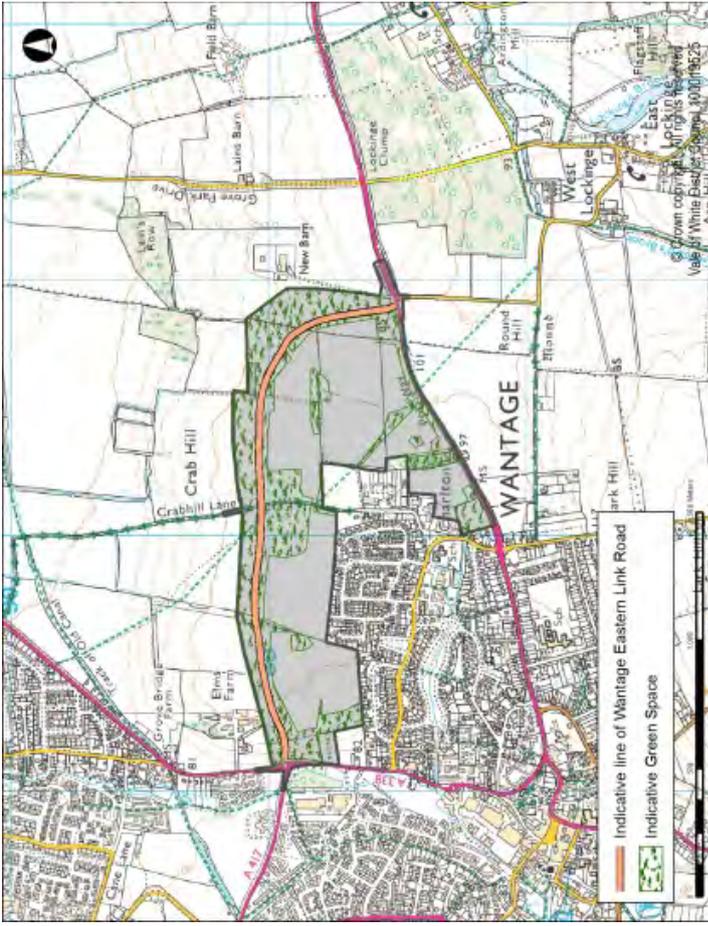
This development template highlights some of the key requirements to site development at the time of writing and does not preclude other requirements coming forward at a later date. The Infrastructure Delivery Plan (IDP) is a live document that will capture this detail and should be read in conjunction with this template. Where there is conflict, the IDP will be taken to provide the most up to date evidence. Development must comply with all relevant

policies in the Development Plan.

Oxfordshire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need to be developed and agreed with the county council.

Appendix A: Strategic Site Development Templates

Crab Hill, Wantage



Subject to viability testing, development of the site will be required to provide infrastructure to mitigate the impact of growth. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Developer to liaise with gas provider to ensure that off-site works to facilitate a new gas supply are carried out if needed.
- Developer to liaise with electricity provider to ensure any necessary upstream reinforcement work is carried out.
- Upgrade to sewer network to enable connection to sewage treatment works. A Drainage Strategy is required with submission of a planning application.
- Developer to liaise with Thames Water to ensure upgrading to sewage treatment works is carried out as necessary.
- Developer to liaise with Thames Water to ensure adequate water resource is available. Local upgrade to water network is likely to be needed.
- Sustainable urban drainage (SUDs) methods should be used to drain the surface water from the development.

Access and Highways

- Provision of the eastern and western extents of the WELR at the A417 and A338 for direct access. The full WELR needs to be delivered supported by other developer contributions within the Wantage and Grove area.
- Contributions towards SVUK strategic transport infrastructure package.
- A network of footpaths and cycle ways within the site giving access from the new homes to the internal green spaces and the countryside and from the site to the adjoining external network.
- A network of safe and attractive footpaths and cycle tracks on the site that will connect to Wantage town centre and other

Key Objectives

- To deliver up to 1500 homes with associated services and facilities.
- To provide a new primary school
- Provision of land for the Wantage Eastern Link Road (WELR) linking A417 and A338.
- To deliver a high quality, sustainable and mixed use urban extension, providing 40% affordable housing and a suitable mix of housing in line with Policies 18 and 21.
- To ensure that the development is integrated with Wantage and residents can access existing facilities in the town.
- To contribute to balanced employment and housing growth in SVUK.

Appendix A: Strategic Site Development Templates

- areas where infrastructure and services are located, including to the secondary schools.
- Existing public footpaths and byways to be retained or appropriately diverted unless otherwise specifically agreed.
- Appropriate treatment of Byway Open to All Traffic (BOAT) to be agreed with Oxfordshire County Council.

Social and Community

- Provision of a primary school in a suitable location within the site, on at least 2.22ha of land.
- Contributions towards a new secondary school at Grove Airfield.
- Contributions to improvements to, or replacement, of the Wantage Leisure Centre.
- Public open space and recreational facilities to be provided on site in accordance with requirements of the IDP.

Urban Design Principles

- Layout of development that enables a high degree of integration and connectivity between new and existing communities.
- A layout that maximises the potential for sustainable journeys within the neighbourhood on foot or by bicycle, with a legible hierarchy of routes.
- Public open space to form a well connected network of green areas suitable for formal and informal recreation.
- Primary school to be suitably located to ensure accessibility to all of the community.
- A maximum building height of 3 storeys limited to areas of greater density, such as the neighbourhood centre, or to create landmark features or points of interest to provide legibility and generate variety. Development densities should reflect the local context and generally be lower towards the outer limits

of the site to help create a successful transition to the countryside.

Environmental Health

- Noise mitigation measures required along the edge of the site where it adjoins the A417 and the WELR.
- Remediation of any contamination from the electricity sub-station on the site and telecoms mast north of the site required.
- An electromagnetic field survey of the telecoms mast on site is required.

Landscape considerations

- This is a prominent site with the AONB to its south and the northern boundary of the development located on a plateau with extensive views to the north.
- The landscape design needs to consider the views into and out of the development, screening and or framing of views to reduce the impact on this sensitive landscape.
- Shelter belt planting should be used to reduce impact of developing the site.
- Existing trees, woodland and hedges to be retained where possible, particularly those around the edges of the site.

Ecology

- The site should be subject to habitat and species surveys carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Institute of Ecology and Environmental Management and relevant best practise guidance.
- Important ecological assets should be retained where possible, if loss is unavoidable then appropriate mitigation or compensation measures should be provided.

Appendix A: Strategic Site Development Templates

- Provide a net gain in biodiversity as a result of the development, for example, by incorporating new natural habitats into development and designing buildings with integral bat boxes and bird nesting opportunities.
- Provide contributions towards the identified Green Infrastructure deficit in the area surrounding Wantage.

Archaeological Interest

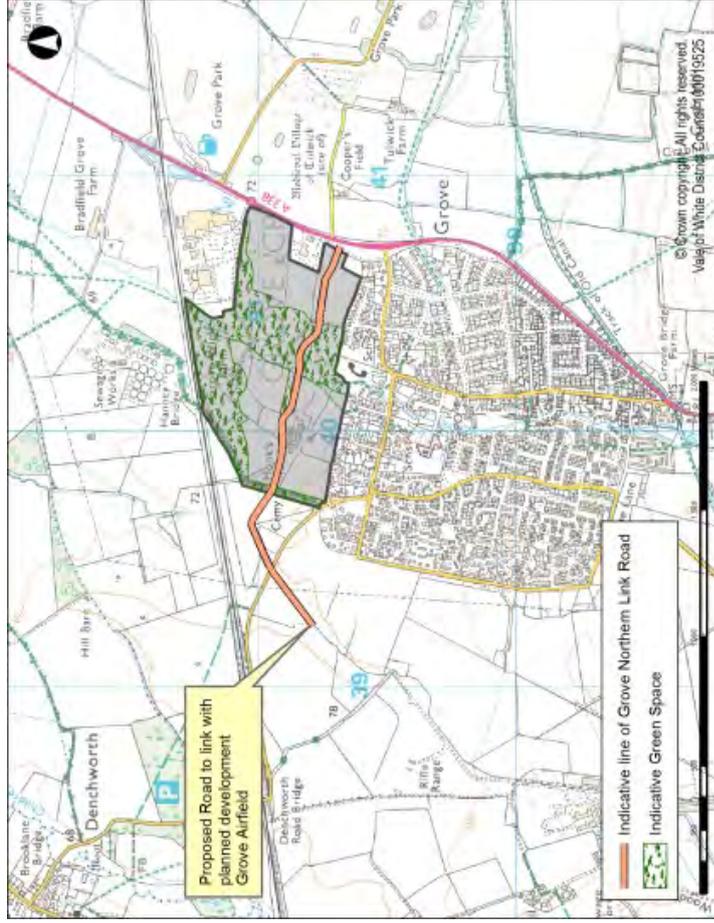
- An archaeological evaluation of the site will need to be undertaken and its recommendations implemented.

Implementation

This development template highlights some of the key requirements to site development at the time of writing and does not preclude other requirements coming forward at a later date. The Infrastructure Delivery Plan (IDP) is a live document that will capture this detail and should be read in conjunction with this template. Where there is conflict, the IDP will be taken to provide the most up to date evidence. Development must comply with all relevant policies in the Development Plan.

Oxfordshire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need to be developed and agreed with the county council.

Monks Farm, Grove



Subject to viability testing, development of the site will be required to provide infrastructure to mitigate the impact of growth. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Developer to liaise with gas provider to ensure that off-site works to facilitate a new gas supply are carried out if needed.
- Developer to liaise with electricity provider to ensure any necessary upstream reinforcement work is carried out if needed.
- Upgrade to sewer network to enable connection to sewage treatment works. A Drainage Strategy is required with submission of a planning application.
- Developer to liaise with Thames Water to ensure upgrading to sewage treatment works is carried out as necessary.
- Developer to liaise with Thames Water to ensure adequate water resource is available. Local upgrade to water network is likely to be needed.
- Sustainable Urban Drainage (SUDs) methods should be used to drain the surface water from the development.

Access and Highways

- Delivery of suitable site access arrangements that enable Monks Farm to satisfactorily connect to the A338.
- Contributions towards the SVUK strategic transport infrastructure package.
- A network of footpaths and cycle ways giving access from the new homes to the internal green spaces and the countryside and from the site to the adjoining external network.
- A network of safe and attractive footpaths and cycle tracks on the site that will connect to Grove village centre.
- Existing public footpaths and byways to be retained or appropriately diverted.

Key Objectives

- To deliver around 750 homes and circa 6ha of employment
- To provide land for a new primary school on site.
- To provide land for the Grove Northern Link Road (GNLR) required for access to Grove Airfield development.
- To deliver a high quality, sustainable and mixed use urban extension, providing 40% affordable housing and a suitable mix of housing in line with Policies 18 and 21.
- To ensure that the development is integrated with Grove and residents can access existing facilities in the village.
- To contribute to balanced employment and housing growth in SVUK.

Appendix A: Strategic Site Development Templates

Social and Community

- Provision of a primary school located in a suitable location within the site, on at least 2.22ha of land.
 - Contributions towards a new secondary school at Grove Airfield.
 - Contributions to improvements to, or replacement of, the Wantage Leisure Centre.
 - Public open space and recreational facilities to be provided on site in accordance with requirements of the IDP.
- ### Urban Design Principles
- Layout of development that enables a high degree of integration and connectivity between new and existing communities.
 - Careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages, particularly along the GNLR.
 - A layout that maximises the potential for sustainable journeys within the neighbourhood, with a legible hierarchy of routes.
 - Public open space to form a well connected network of green areas suitable for formal and informal recreation.
 - Primary school and community centre to be suitably located to ensure accessibility to all of the community.
 - Primarily 2 storey development, some 2 ½ storey might be acceptable as urban design 'features'.
 - 'Undevelopable' land around Letcombe Brook and in noise and odour buffers should not be counted towards recreational space.

Environmental Health

- A noise buffer will be required along the boundary with the railway line.

- An odour buffer will be required around the sewage works to the north of the site. Development is not to take place in the odour buffer.
- Consideration of noise impact of William's F1 site and garage adjacent to the site.

Landscape considerations

- Trees and hedgerows should be retained if they are in good condition and make a positive contribution to the landscape.
- Trees along western verge to be retained as far as possible.
- The Letcombe Brook and its flood plain is a positive asset within the landscape and care should be taken with the siting of any development along its boundary.

Ecology

- Crossings over the brook are to be kept to a maximum number of 3 to reduce impact on ecology.
- Design of the main road bridge over the Letcombe Brook will need careful thought to ensure that the bridge does not compromise the functioning of the ecological corridor.
- The site should be subject to habitat and species surveys carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Institute of Ecology and Environmental Management and relevant best practise guidance.
- Important ecological assets should be retained where possible. If loss is unavoidable then appropriate mitigation or compensation measures should be provided.
- Provide a net gain in biodiversity as a result of the development, for example by incorporating new natural habitats into development and designing buildings with integral bat boxes and bird nesting opportunities.

Appendix A: Strategic Site Development Templates

- Provide contributions towards redressing the identified Green Infrastructure deficit in the area surrounding Wantage and Grove.
 - Enhancements to the Letcombe Brook and its corridor should include restoration of the channel and surrounding habitats.
- Flooding**
- No development within Letcombe Brook corridor and flood zones (other than GNLR road).
 - Run off less than Greenfield run-off rates for surface water for the development is to be discussed and agreed with the council's ecologist, flood engineer and the Environment Agency.
 - An assessment of the impacts of foul water discharge into the Letcombe Brook from Wantage Sewerage Treatment Works should be completed. Some mitigation of flows from the sewerage works can be made by a reduction in the surface water runoff. If appropriate, mitigation or compensation measures should be provided to offset any negative impacts on the Brook.

Historical and Archaeological Interest

- A Heritage Statement will need to be submitted to show how the listed buildings on Monks Farm and Grove Wick Farm, and their setting, have been sensitively considered.
- An archaeological evaluation of the site will need to be undertaken (including possible trenching) and its recommendations implemented.

Implementation

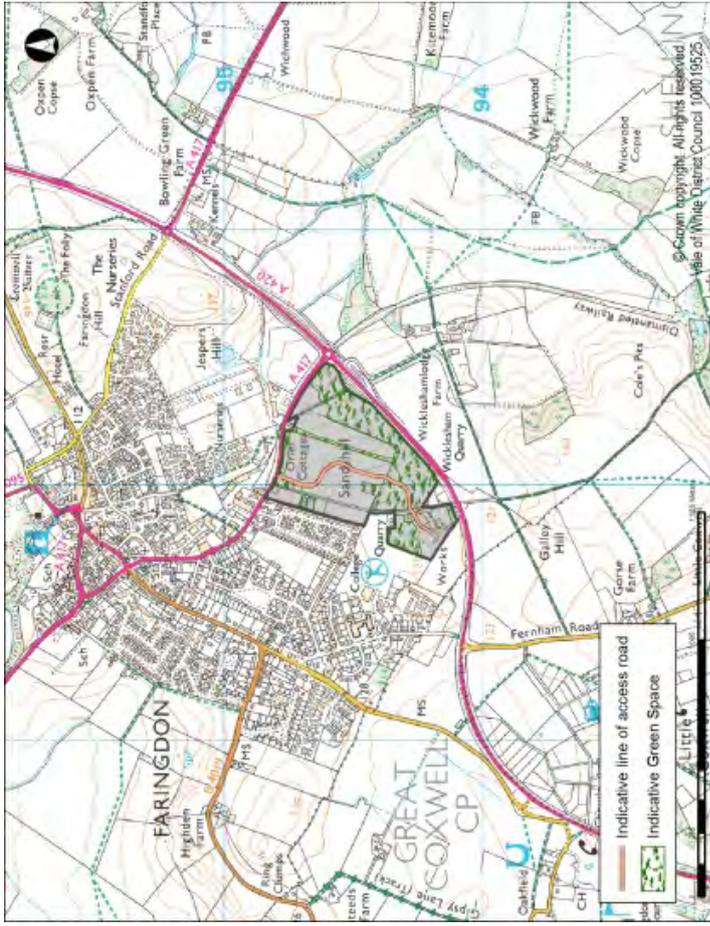
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this detail and should be read in conjunction with this template. Where there is conflict, the IDP will be taken to provide the most up to date evidence. Development must comply with all relevant policies in the Development Plan.

Oxfordshire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need to be developed and agreed with the county council.

Appendix A: Strategic Site Development Templates

Land South of Park Road, Faringdon



Key Objectives

- To deliver around 350 homes and up to 3ha of business development compatible with neighbouring uses.
- To provide for a new primary school on site.
- To deliver a high quality, sustainable and mixed use urban extension, providing 40% affordable housing and a suitable mix of housing in line with Policies 18 and 21.
- To ensure that the development integrates with the existing development in Faringdon whilst minimising the impact of the development on the town's landscape setting.
- Subject to viability testing, development of the site will be required to provide infrastructure to mitigate the impact of growth. Further detail can be found in the Infrastructure

Delivery Plan (IDP).

Physical Requirements

- Developer to liaise with gas provider to ensure that off-site works to facilitate a new gas supply are carried out if needed.
- Developer to liaise with electricity provider to ensure any necessary upstream reinforcement work is carried out if needed.
- Upgrade to sewer network to enable connection to sewage treatment works. A Drainage Strategy is required with submission of a planning application.
- Developer to coordinate with Thames Water to ensure adequate water resource is available. Local upgrade to water network is likely to be needed.
- Sustainable Urban Drainage (SUDs) should be provided to drain the surface water from the development

Access and Highways

- Access improvements along Park Road.
- A network of footpaths and cycle ways giving access from the new homes to the internal green spaces and the countryside and from the site to the adjoining external network.
- A network of safe and attractive footpaths and cycle tracks on the site that will connect to Faringdon centre and other areas where infrastructure and services are located, including to the secondary school.
- Existing public footpaths and byways to be retained or appropriately diverted. Sandshill Lane to be retained if possible.
- A road to be provided through the site that is of a suitable standard to serve the employment development in south western corner.
- Contributions to bus services.

Appendix A: Strategic Site Development Templates

Social and Community

- Provision of a primary school in a suitable location within the site on at least 2.22ha of land.
- Contributions towards extension and/or improvements to Faringdon Community College.
- Public open space and recreational facilities to be provided on site in accordance with requirements of the IDP.

- This is a sensitive site and contributes to the landscape setting of Faringdon and The Folly, especially viewed from the A420 and the south east. Careful siting of the development and extensive landscaping would be required to mitigate the impact on the landscape.
- Regrade the Rogers Concrete site if possible to enable more of the site to be used for employment and to reduce visual impact of site from A420.

Urban Design Principles

- Layout of development that enables a high degree of integration and connectivity between new and existing communities.
- Careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages.
- A layout that maximises the potential for suitable journeys within the neighbourhood on foot and by bicycle, with a legible hierarchy of routes.
- Public open space to form a well connected network of green areas suitable for formal and informal recreation.
- Primary school to be located in a suitable position to allow for connectivity between it and Faringdon Community College.
- Buildings to be predominantly 2 storey, potentially with some 2 ½ storey along northern edge.

Ecology

- Incorporate measures to protect the SSSI on the edge of the site.
- Important ecological assets should be retained where possible, if loss is unavoidable then appropriate mitigation or compensation measures should be provided.
- Provide a net gain in biodiversity as a result of the development, for example by incorporating new natural habitats into the surrounding green spaces and designing buildings with integral bat boxes and bird nesting opportunities.
- Provide contributions towards redressing the identified Green Infrastructure deficit in the area surrounding Faringdon.

Archaeological Interest

- An archaeological field evaluation of the site has shown evidence suggesting activity between late 1st and early 4th centuries AD. Therefore a programme of archaeological work is recommended including:
 - Organising and implementing an archaeological investigation, to be undertaken prior to development commencing.
 - Prior to the commencement of the development and following the approval of the Written Scheme of Investigation, a staged programme of archaeological

Environmental Health

- A buffer to be provided along the eastern boundary of the site to mitigate against the noise from the A420, and to the south between the housing and the employment.
- Addressing any issues of contaminated land arising from quarrying.

Landscape considerations

Appendix A: Strategic Site Development Templates

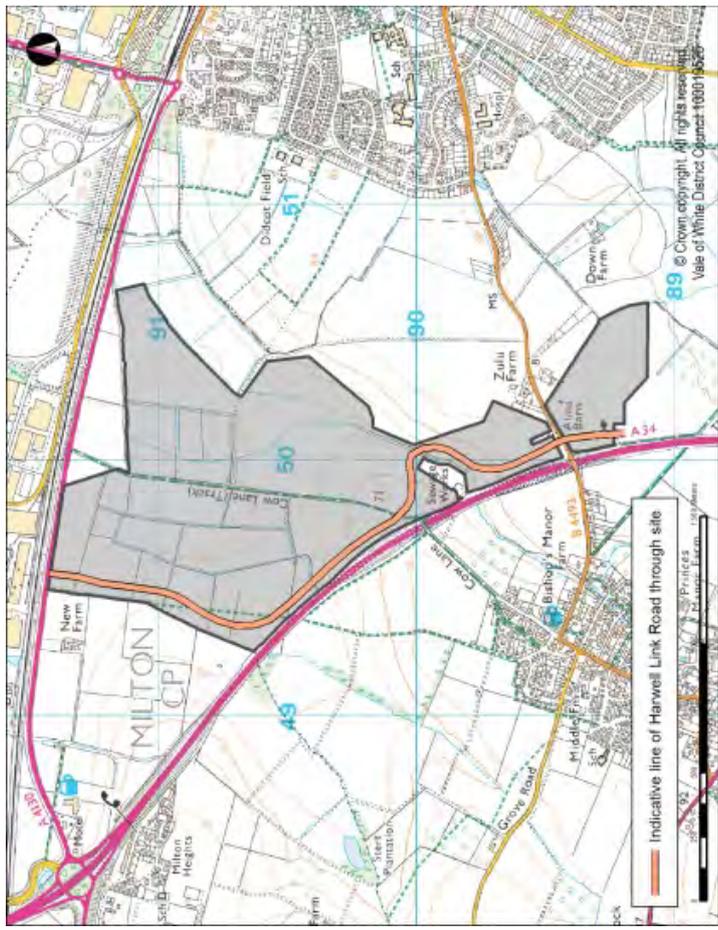
investigation should be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work should include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which should be submitted to the Local Planning Authority.

Implementation

This development template highlights some of the key requirements to site development at the time of writing and does not preclude other requirements coming forward at a later date. The Infrastructure Delivery Plan (IDP) is a live document that will capture this detail and should be read in conjunction with this template. Where there is conflict, the IDP will be taken to provide the most up to date evidence. Development must comply with all relevant policies in the Development Plan.

Oxfordshire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need to be developed and agreed with the county council.

Valley Park, Harwell Parish, East of the A34



Key Objectives

- To deliver up to 2150 homes
- To provide on site two new primary schools, a neighbourhood centre and the section of the proposed Harwell Link Road that falls within the site.
- To provide land and contributions towards a learning park and special needs school on site.
- To deliver a high quality, sustainable and mixed use urban extension, providing 40% affordable housing and a suitable mix of housing in line with Policies 18 and 21.

- To integrate the site with Great Western Park so that it forms a cohesive and permeable extension to Didcot.
- To contribute to balanced employment and housing growth in SVUK.

Subject to viability testing, development of the site will be required to provide infrastructure to mitigate the impact of growth. Further detail can be found in the Infrastructure Delivery Plan (IDP).

Physical Requirements

- Contributions to attenuation features for surface water draining into the sewers.
- Local water main connections will be required through developer negotiations.
- Contributions to new electrical substations.
- Contributions to a new gas supply.
- Sewage infrastructure required to be set out in Drainage Strategy submitted with an application. Sewer route through the site to be protected by an easement. To be connected to sewer treatment works located to the north of Great Western Park.

Cable networks to be installed.

- Sustainable urban drainage (SUDs) methods should be used to drain the surface water from the development.

Access and Highways

- Provision of proposed Harwell Link Road where it falls within the Valley Park site.
- Contributions towards the SVUK strategic transport infrastructure package.
- A network of footpaths and cycle ways giving access from the new homes to the internal green spaces and the countryside and from the site to the adjoining network.

Appendix A: Strategic Site Development Templates

- A network of safe and attractive footpaths, cycle tracks, roads and bus routes on the site that will connect to:
 - Local services and facilities on the site
 - The secondary school and district centre at Great Western Park
 - The railway station
 - Didcot Town centre
 - Harwell Oxford Campus
 - Milton Park (via an improved footpath and cycle access under the railway Backhill Lane)
- Existing public footpath to be retained or appropriately diverted.
- A landscaped corridor along the northern edge of the site providing a footpath and cycleway from Great Western Park and the existing local centre to Milton Park, and a more attractive approach to the town from the A34.

Social and Community

- Provision of two primary schools on site in at least 2.22ha for each school.
- Provision of a neighbourhood centre to include local shops and other community facilities to serve the development (approx. 500sqm).
- Provision of a community centre (approx. 1400sqm)
- Contributions towards enlargement of secondary school at Great Western Park
- Land for 100 pupil special needs school. Contributions towards special needs school provision.
- Land for, and contributions towards, a learning park.
- Contributions towards leisure facilities, including a sports centre
- Public open space and recreational facilities to be provided on site in accordance with requirements of the IDP.

Urban Design Principles

- Site to be brought forward with a comprehensive masterplan showing phasing of development.
- Layout of development that enables a high degree of integration and connectivity between new and existing communities, particularly the Great Western Park development.
- Careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages.
- A layout that maximises the potential for sustainable journeys within the neighbourhood, on foot or by bicycle, with a legible hierarchy of routes.
- Public transport route through the site needs to be on an appropriate corridor and should avoid passing the front of the primary schools.
- Public open space to form a well connected network of green areas suitable for formal and informal recreation.
- Primary schools and neighbourhood centre to be centrally located to ensure accessibility to all of the community.
- No building over 2 ½ storeys

Environmental Health

- Mitigation or buffering if required between new link road and new housing.
- Remediation to take account of contaminated land following a detailed study.

Landscape considerations

- Careful treatment of boundary between the development areas and Harwell village so as to protect its separate identity.
- No development in flood zone 2 in the north of the site, other than flood resilient physical infrastructure.

Ecology

Appendix A: Strategic Site Development Templates

- Habitat and species surveys to be carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Institute of Ecology and Environmental Management and relevant best practise guidance.
- Important ecological assets should be retained where possible. If loss is unavoidable then appropriate mitigation or compensation measures should be provided. Proposals for the provision of a site wide mitigation strategy will be required and a suitable receptor site/ nature reserve identified.
- Provide a net gain in biodiversity as a result of the development by incorporating new natural habitats into development and designing buildings with integral bat boxes and bird nesting opportunities.
- Provide contributions towards redressing the identified Green Infrastructure deficit in the area surrounding Didcot.

Archaeological Interest

- An archaeological evaluation of the site will need to be undertaken and its recommendations implemented.

Implementation

This development template highlights some of the key requirements to site development at the time of writing and does not preclude other requirements coming forward at a later date. The Infrastructure Delivery Plan (IDP) is a live document that will capture this detail and should be read in conjunction with this template. Where there is conflict, the IDP will be taken to provide the most up to date evidence. Development must comply with all relevant policies in the Development Plan.

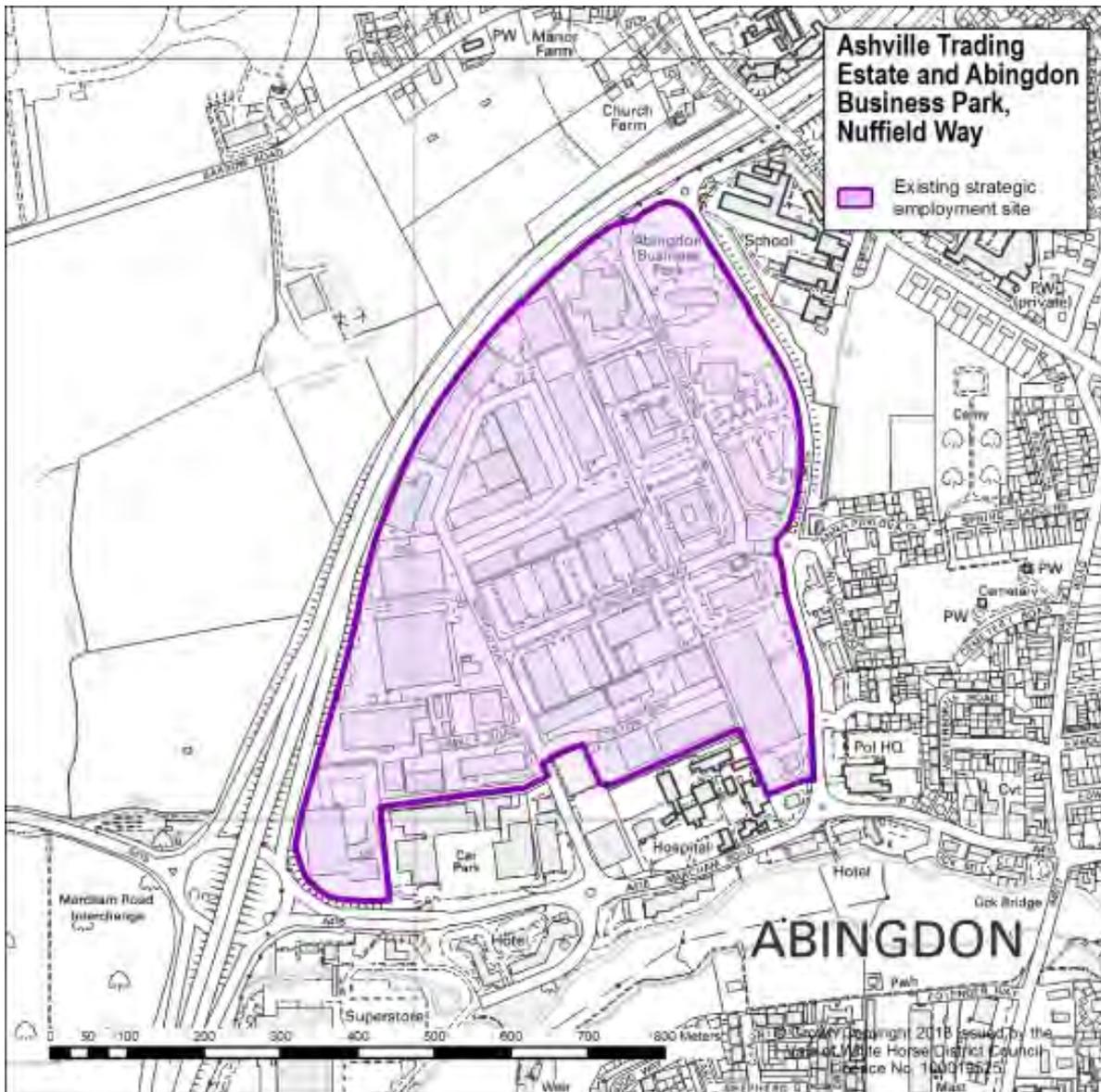
Oxfordshire County Council has responsibility for some of the infrastructure or services identified, such as schools and transport. Detailed requirements for these elements will need to be developed and agreed with the county council.

Appendix B: Existing Strategic Employment Sites

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The maps below show the areas identified as existing strategic employment sites. These sites will be safeguarded for employment uses in accordance with Core Policy 25 (Change of use of existing employment land and premises).

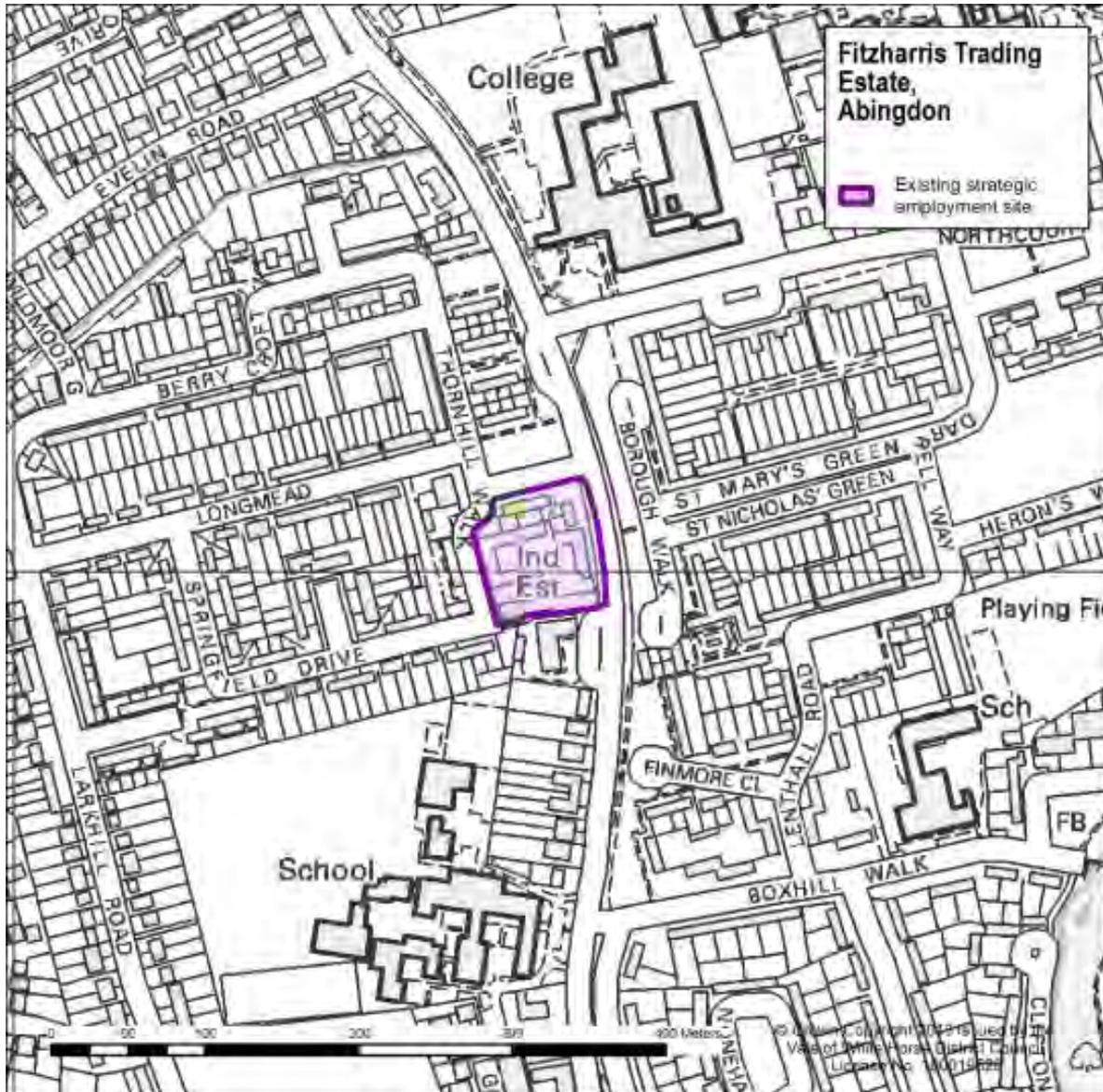
Maps of Milton Park and Harwell Oxford Campus are provided in appendix C, and hence are not included below.

Abingdon on Thames

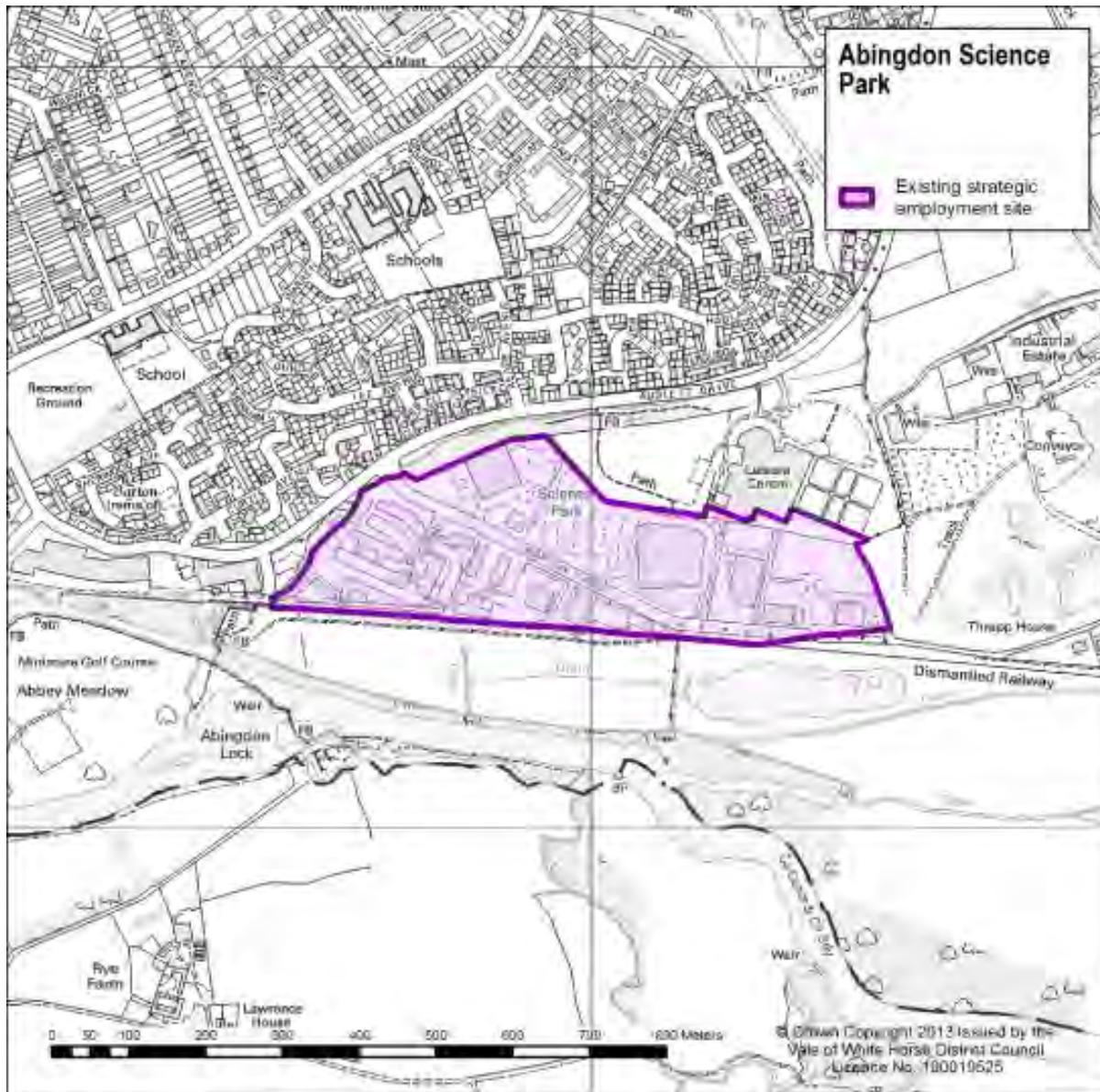
Appendix B: Existing Strategic Employment Sites



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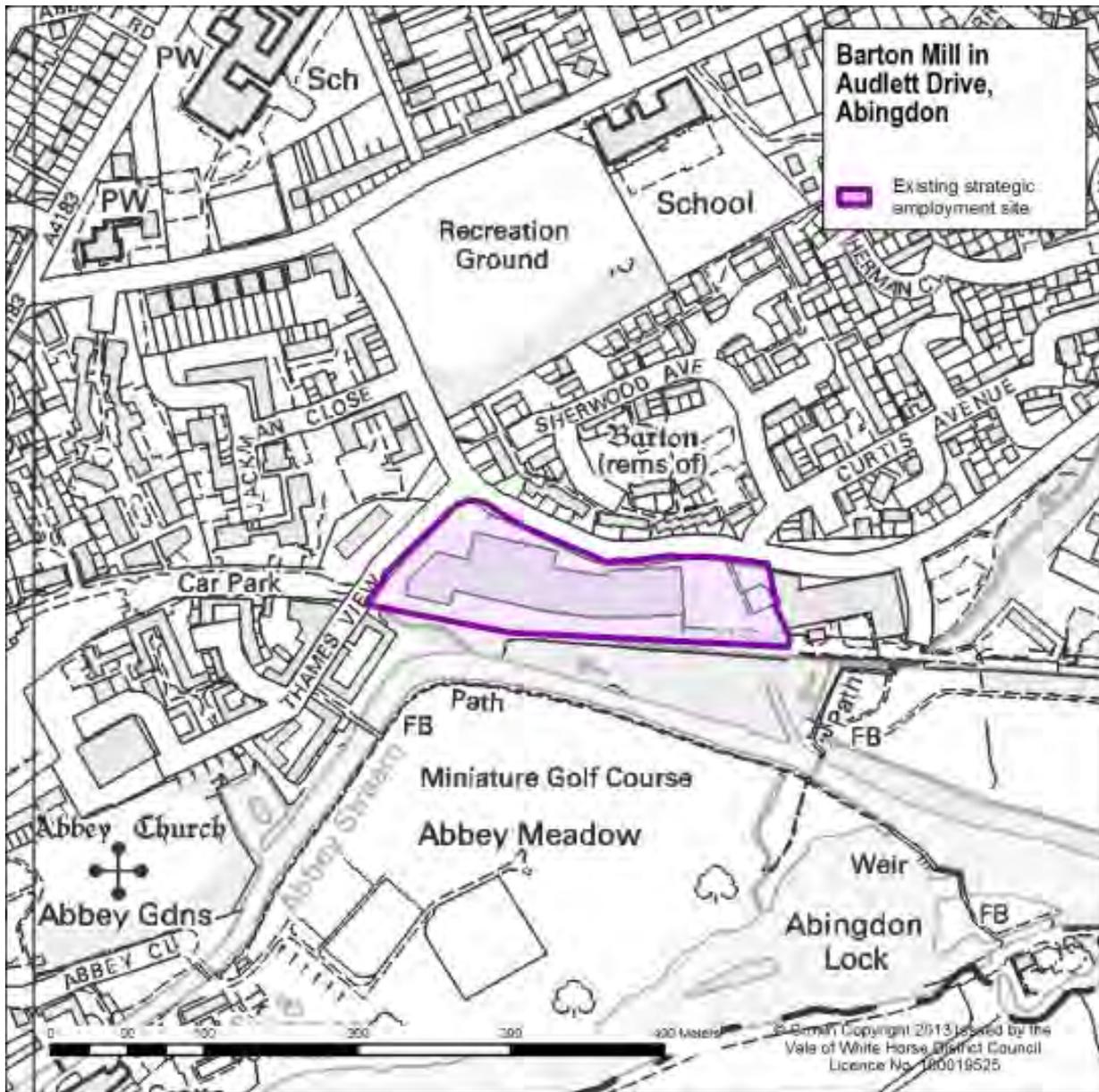
Appendix B: Existing Strategic Employment Sites



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