

Assessment of Saved Local Plan policies for consistency with the Revised National Planning Policy Framework

Purpose of paper

This note considers the implications of the Revised National Planning Policy Framework (the new Framework) on the strategic policies of the adopted Vale of White Horse Local Plan 2031 Part 1 and their use for determining planning applications.

Appendix 1 provides an assessment as to whether these policies are consistent with the new Framework. This information will assist Development Management, developers and Planning Committee apply our policies appropriately alongside the new Framework. It will also help communities understand why we cannot give some saved policies full weight.

It should be made clear that the assessment of the consistency of the Vale of White Horse Local Plan 2031 Part 1 does not represent a change in Vale policy. It is simply a guide for how Vale policy should be used following publication of the new Framework.

Background

The new Framework was published on 24 July 2018 and came into effect immediately. It sets out the Government's planning policies for England and how these are expected to be applied.

The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The new Framework does not change the 2004 Act in this respect but is itself a significant material planning consideration.

Annex 1 of the new Framework provides guidance on the status of existing local plans and the impact of the introduction of the Framework on them. The Vale of White Horse Local Plan 2031 Part 1 was adopted in December 2016. Paragraph 213 of the new Framework states that:

"...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.)"

An assessment has been undertaken to determine what weight that the policies in the Part 1 plan should be given in decision-making, having regard to the degree of consistency between these policies and the new Framework. This is set out in Appendix 1 of this document.

This assessment is an officer judgment having regard to paragraph 214 of the new Framework and the most up-to-date guidance and ministerial statements. The assessment may be updated in due course to reflect any change in interpretation arising from new guidance, statements of government policy, planning appeal decisions, and/or legal judgements.

The policies in the Part 1 plan have been categorised into the following categories:

- **Fully consistent with the Framework** – policies in this category can continue to be given full weight for development management decision-taking, alongside the new Framework; and
- **Consistent, in part, with the Framework** – Parts of these policies are consistent with the new Framework, whilst certain parts are not. These policies need to be applied by judging the weight that can be applied to them, alongside the new Framework, in the specific circumstances of each individual application.

Conclusions

To a significant extent the policies of the Vale Local Plan 2031 Part 1 are consistent with the new Framework and can continue to be relied upon for development management decision-making.

The following policies are consistent, in part, with the new Framework, and consideration should be given to the notes that accompany these and other policies within Appendix 1.

- Core Policy 1: Presumption in Favour of Sustainable Development
- Core Policy 24: Affordable Housing
- Core Policy 27: Meeting the housing needs of Gypsies, Travellers and Travelling Show People

Policy	Policy Title	Consistency with the new Framework
CP1	Presumption in Favour of Sustainable Development	<p>Consistent, in part, with the Framework</p> <p><u>Notes:</u> The first paragraph of CP1 is consistent with the new Framework. The second paragraph repeats the wording of the old Framework. Minor, but important amendments have been made to the wording of the presumption in favour of sustainable development (Paragraph 11) in the new Framework.</p> <p>Reference to the presumption in favour of sustainable development within the Part 1 plan should now be considered against the requirements of Paragraph 11 of the new Framework to ensure consistency.</p>
CP2	Cooperation on Unmet Housing Need for Oxfordshire	Fully consistent with the Framework
CP3	Settlement Hierarchy	Fully consistent with the Framework
CP4	Meeting Our Housing Need	<p>Fully consistent with the Framework</p> <p><u>Notes:</u> Where reference is made to Core Policy 1 within this policy, consideration should instead be given to Paragraph 11 of the new Framework. This approach ensures that the policy remains fully consistent.</p>
CP5	Housing Supply Ring-Fence	Fully consistent with the Framework
CP6	Meeting Business and Employment Needs	Fully consistent with the Framework
CP7	Providing Supporting Infrastructure and Services	Fully consistent with the Framework
CP8	Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area	Fully consistent with the Framework
CP9	Harcourt Hill Campus	Fully consistent with the Framework
CP10	Abbey Shopping Centre and the Charter, Abingdon-on-Thames	Fully consistent with the Framework

Policy	Policy Title	Consistency with the new Framework
CP11	Botley Central Area	Fully consistent with the Framework
CP12	Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area	Fully consistent with the Framework
CP13	The Oxford Green Belt	<p>Fully consistent with the Framework</p> <p><u>Notes:</u> The new Framework, at Paragraph 145 (b), makes additional reference to appropriate facilities for burial grounds and allotments as exceptions to inappropriate development. It is understood that these additions are points of clarity rather than new requirements.</p>
CP14	Strategic Water Storage Reservoirs	Fully consistent with the Framework
CP15	Spatial Strategy for South East Vale Sub-Area	Fully consistent with the Framework
CP16	Didcot A Power Station	Fully consistent with the Framework
CP17	Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area	Fully consistent with the Framework
CP18	Safeguarding of Land for Transport Schemes in the South-East Vale Sub-Area	Fully consistent with the Framework
CP19	Re-opening of Grove Railway Station	Fully consistent with the Framework
CP20	Spatial Strategy for Western Vale Sub-Area	Fully consistent with the Framework
CP21	Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area	Fully consistent with the Framework
CP22	Housing Mix	Fully consistent with the Framework
CP23	Housing Density	Fully consistent with the Framework

Policy	Policy Title	Consistency with the new Framework
CP24	Affordable Housing	<p>Consistent, in part, with the Framework</p> <p><u>Notes:</u> The Framework now seeks affordable housing on major development sites (i.e. at least 10 net additional dwellings). This threshold is below the threshold of 11 net additional dwellings sought through CP24. Applications for at least 10 net additional dwellings will be expected to provide 35% affordable housing in accordance with the remaining requirements of CP24.</p>
CP25	Rural Exception Sites	Fully consistent with the Framework
CP26	Accommodating Current and Future Needs of the Ageing Population	Fully consistent with the Framework
CP27	Meeting the housing needs of Gypsies, Travellers and Travelling Show People	<p>Consistent, in part, with the Framework</p> <p><u>Notes:</u> The requirement to deliver 13 pitches is now out-of-date. More recent evidence that is consistent with the new Framework has demonstrated a need for just one pitch to be delivered towards the later part of the plan period. The Framework clarifies that any identified needs are a minimum and therefore the principle of development of sites for gypsies, travellers and travelling showpeople should be supported where the Case Officer is satisfied that proposals satisfy all of the criterion.</p>
CP28	New Employment Development on Unallocated Sites	Fully consistent with the Framework
CP29	Change of Use of Existing Employment Land and Premises	Fully consistent with the Framework
CP30	Further and Higher Education	Fully consistent with the Framework
CP31	Development to Support the Visitor Economy	Fully consistent with the Framework
CP32	Retail Development and other Main Town Centre Uses	Fully consistent with the Framework

Policy	Policy Title	Consistency with the new Framework
CP33	Promoting Sustainable Transport and Accessibility	Fully consistent with the Framework
CP34	A34 Strategy	Fully consistent with the Framework
CP35	Promoting Public Transport, Cycling and Walking	Fully consistent with the Framework
CP36	Electronic Communications	Fully consistent with the Framework
CP37	Design and Local Distinctiveness	Fully consistent with the Framework
CP38	Design Strategies for Strategic and Major Development Sites	Fully consistent with the Framework
CP39	The Historic Environment	Fully consistent with the Framework
CP40	Sustainable Design and Construction	Fully consistent with the Framework
CP41	Renewable Energy	Fully consistent with the Framework
CP42	Flood Risk	Fully consistent with the Framework
CP43	Natural Resources	Fully consistent with the Framework
CP44	Landscape	Fully consistent with the Framework
CP45	Green Infrastructure	Fully consistent with the Framework
CP46	Conservation and Improvement of Biodiversity	Fully consistent with the Framework
CP47	Delivery and Contingency	Fully consistent with the Framework