

Vale of White Horse Local Plan 2031 Part 2

Examination Hearings

**Written Statement by Vale of White Horse District
Council in relation to:**

Matter 9: Development Management Policies

June 2018

9.1 Are the development management policies in the plan positively prepared, justified, effective and consistent with national policy?

Introduction

- 9.1.1 The development management policies have been positively prepared, are justified, effective and consistent with national policy.
- 9.1.2 The development management policies are considered necessary to complement and provide additional detail to the district-wide policies set out in the adopted Part 1 plan (**ALP02**)¹. This will ensure the Plan continues to address local housing needs, support economic growth, protect the Vale's high quality natural and built environment, and deliver high quality development.
- 9.1.3 The preparation of the development management policies has been informed by an assessment of the Saved Policies from the existing Local Plan 2011 (**ALP01**)² to consider whether these policies remain appropriate and consistent with national policy and guidance. Following this assessment, a number of policies have not been taken forward in the Part 2 plan. The Council also undertook a review of current national policy and guidance, to identify any specific requirements that should be considered in the Part 2 plan. This outcome is set out in the respective Topic Papers published alongside the Part 2 plan.³
- 9.1.4 The Council has undertaken both formal and informal engagement with key stakeholders, including statutory bodies and infrastructure providers and internal Council specialist officers which has helped to inform policy development for the Part 2 plan.
- 9.1.5 The policies have been refined and tested at each stage of public consultation and through Sustainability Appraisal (SA, **CSD09**)⁴ and Habitats Regulations Assessment (HRA, **CSD08**)⁵. The SA has concluded that the policies perform well and will appropriately complement the Core Policies set out in the adopted Part 1 plan.
- 9.1.6 The outcome of public consultation on the Part 2 plan has also shaped the policies. The key issues raised through consultation are detailed in the Regulation 22 Statement (**CSD02**)⁶ and are summarised in Appendix 3 of the Regulation 22 Statement (**CSD02.1**)⁷.
- 9.1.7 The Council has produced a series of Topic Papers setting out the process undertaken and evidence considered by the Council in preparing the development management policies. The Topic Papers are structure around the four themes established in the Part 1 plan, as follows:
- Topic Paper 3: Building Healthy and Sustainable Communities (**TOP04.1**)
 - Topic Paper 4: Supporting Economic Prosperity (**TOP05.1**)

¹ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

² **ALP01** Vale of White Horse Local Plan 2011

³ **TOP03.1**, (in particular Appendix 1 and 2); **TOP04.1**, (in particular Appendix 1 to 3); **TOP05.1**, (in particular Appendix 1); **TOP06.1**, (in particular Appendix 1 to 6)

⁴ **CSD09** Sustainability Appraisal of the Vale of White Horse District Local Plan 2031 Part 2 (Publication Version)

⁵ **CSD08** Habitats Regulations Assessment (HRA) of the Vale of White Horse Local Plan 2031 Part 2 (Submission Version)

⁶ **CSD02** Regulation 22 Consultation Statement, including Appendices 1 and 2

⁷ **CSD02.1** Regulation 22 Consultation Statement, Appendix 3-Summary of Representations

- Topic Paper 5: Supporting Sustainable Transport and Accessibility (**TOP05.1; TOP05.2**)
- Topic Paper 6: Protecting the Environment and Responding to Climate Change (**TOP06.1**)

9.1.8 The Council has also prepared a number of technical evidence studies to inform the policies in the Part 2 plan, this includes the following studies:

- Oxfordshire Strategic Housing Market Assessment (**HOU07**)
- Joint Housing Delivery Strategy (**HOU04**) and Background Papers (**HOU04.1 to HOU04.6**)
- Creating the Environment for Growth – Strategic Economic Plan for Oxfordshire 2016 (**ECO01**)
- Retail and Town Centre Study Update (**ECO02.1**)
- Vale of White Horse Design Guide SPD (**BHE01**)
- Landscape Character Assessment (**NAT08.3**)
- Green Infrastructure Strategy (**NAT06.4**)
- Local Leisure Facilities Report (**COM01**)
- Open Spaces Report (**COM02**)
- Playing Pitch Study (**COM03**)
- Leisure and Sports Facilities Study 2013-2031 (**COM04, COM05, COM06**)
- Oxfordshire Historic Landscape Characterisation (**BHE02**)

Building healthy and sustainable communities

- 9.1.9 The development policies relating to 'building healthy and sustainable communities' are positively prepared, justified, effective and consistent with national policy.

Development Policy 1: Self and Custom Build

- 9.1.10 The Council recognises that interest for self and custom build is increasing in the district, as demonstrated in the Council's Self and Custom Build Register⁸. The Council has proposed Development Policy 1 which positively encourages and seeks opportunities to support the provision of self and custom build housing, to address the need for all types of housing, in accordance with national guidance.
- 9.1.11 The policy is supported by evidence in the form of a Joint Housing Delivery Strategy (**HOU04**)⁹ and supporting Background Papers (**HOU04.2 to HOU04.6**)¹⁰ which has recommended that the Council should encourage the provision of custom and self-build housing on large development sites providing sufficient flexibility when assessing development proposals.
- 9.1.12 The policy includes a clear commitment for the Council to prepare a Supplementary Planning Document to provide further guidance on planning for Self and Custom-Build development within the district.

Development Policy 2: Space standards

- 9.1.13 This policy ensures the internal space of dwelling is delivered to an appropriate standard to reflect the needs of the district, in accordance with National Planning Policy Framework (NPPF) and Planning Practice Guidance¹¹. The policy supports the demonstrated need for housing for people with specific requirements, including older people and people with disabilities, as evidenced in the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) (**HOU07**)¹².
- 9.1.14 The policy will provide additional detail to support Core Policy 26 of the adopted Part 1 plan (**ALP02**)¹³ and is evidence by the Joint Housing Delivery Strategy (**HOU04**)¹⁴ and supporting Background Papers, which has demonstrated that different levels of the nationally described internal space standards are required in the district, specifically for one and two bed market and affordable housing. The Joint Housing Delivery Strategy (**HOU04**)¹⁵ also evidenced the need for appropriate thresholds relating to Category 2 and 3 of Part M of the Building Regulations 2010 to be applied.
- 9.1.15 The policy has been assessed for viability as demonstrated in the Local Plan Viability Update (**INF02**)¹⁶ prepared by independent consultants HDH Planning &

⁸ **TOP03.1** Topic Paper 3: Building Healthy and Sustainable Communities

⁹ **HOU04** Joint Housing Delivery Strategy

¹⁰ **HOU04.2 to HOU04.6** Housing Delivery Strategy: Background Papers 1 to 5

¹¹ CLG (2012) The National Planning Policy Framework, (in particular paragraph 50), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; Planning Practice Guidance Ref 56-002-20160519

¹² **HOU07** Oxfordshire Strategic Housing Market Assessment Final Report

¹³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹⁴ **HOU04** Joint Housing Delivery Strategy

¹⁵ **HOU04** Joint Housing Delivery Strategy

¹⁶ **INF02** Local Plan 2031 Part 2: Viability Update

Development Ltd. The Study concluded that the cumulative impact of the proposed policies in the Plan did not put implementation of the Plan at risk.

- 9.1.16 The policy provides sufficient flexibility for assessing development proposals as the standards will not apply where it can be demonstrated by the developer that the development may not be viable, which is consistent with national guidance.

Development Policy 3: Sub-division of dwellings

- 9.1.17 This policy (DP4) replaces Saved Policy H14 of the Local Plan 2011 (**ALP01**)¹⁷. The policy ensures development proposals involving the sub-division of dwellings are appropriately designed and located. The policy sets out a broad range of criteria to which all future applications will need to adhere to and supports the delivery of a wider choice of high quality homes in accordance with national policy.¹⁸ The policy is supported by the Oxfordshire SHMA (**HOU07**)¹⁹, which has identified the need to provide for smaller units in the District.

- 9.1.18 The policy will provide additional detail to support Core Policy 22 of the adopted Part 1 plan (**ALP02**)²⁰ and requires developers to comply with Level 1 of the Nationally Described Housing Standards, in accordance with Development Policy 2.

Development Policy 4: Residential annexes

- 9.1.19 This policy (DP4) replaces Saved Policy H20 of the Local Plan 2011 (**ALP01**)²¹. The policy ensures that development proposals for residential annexes are designed appropriately. The policy sets out a broad range of criteria to which all future planning applications will need to adhere and supports the delivery of a wider choice of high quality homes and to provide for a mix of housing to reflect the needs of different groups in the community.²²

- 9.1.20 This policy will provide additional detail to support Core Policies 22 and 26 of the adopted Part 1 plan (**ALP02**)²³ and requires developers to consider the principles set out in the Council's adopted Design Guide SPD (**BHE01**)²⁴.

¹⁷ **ALP01** Vale of White Horse Local Plan 2011

¹⁸ CLG (2012) The National Planning Policy Framework, (in particular paragraph 50), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁹ **HOU07** Oxfordshire Strategic Housing Market Assessment Final Report

²⁰ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

²¹ **ALP01** Vale of White Horse Local Plan 2011

²² CLG (2012) The National Planning Policy Framework, (in particular paragraph 50), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

²³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

²⁴ **BHE01** Design Guide Supplementary Planning Document

Development Policy 5: Replacement dwellings in the open countryside.
Development Policy 6: Rural Workers Dwellings &
Development Policy 7: Re-use/conversion/extension of buildings for dwellings in the open countryside

- 9.1.21 These policies (DP5, DP6 and DP7) relate to development within the open countryside and replace a number of Saved Policies in the existing Local Plan 2011 (**ALP01**)²⁵.
- 9.1.22 These three policies provide a holistic approach to supporting development within the open countryside in accordance with national policy²⁶. The policies ensure that development within the countryside is appropriate, taking into account other relevant policies set out in the Development Plan or national policy. They cover replacement dwellings, the need for rural workers' dwellings and support the re-use or conversion of buildings for housing in the open countryside
- 9.1.23 DP6 requires development proposals to undertake a financial appraisal to demonstrate there is no suitable, available existing accommodation in the vicinity of the rural business.

Development Policy 8: Community services and facilities &
Development Policy 9: Public Houses

- 9.1.24 These policies (DP8 and DP9) replace Saved Policies CF1, CF2 and CF5 of the existing Local Plan 2011 (**ALP01**)²⁷.
- 9.1.25 DP8 supports the provision of new community services and facilities, which play a key role in creating and sustaining healthy and inclusive communities and can contribute towards supporting economic growth in rural areas.²⁸
- 9.1.26 DP8 and DP9 also ensure the protection of community services and facilities, and public houses, consistent with paragraph 70 of the NPPF.
- 9.1.27 DP8 will provide additional detail to support Core Policy 7 of the adopted Part 1 plan (**ALP02**)²⁹. A local standard has been developed for new village halls and community centres as set out in Appendix K of the Part 2 plan (**CSD01.1**)³⁰, which is supported by robust and up-to-date evidence.³¹
- 9.1.28 DP8 and DP9 set out a broad range of criteria to which future applications will need to adhere, and require development proposals involving the loss of an existing facility to provide evidence to demonstrate how the facility is no longer economically viable.

²⁵ **ALP01** Vale of White Horse Local Plan 2011

²⁶ CLG (2012) The National Planning Policy Framework, (in particular paragraph 55), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

²⁷ **ALP01** Vale of White Horse Local Plan 2011

²⁸ CLG (2012) The National Planning Policy Framework, (in particular paragraph 28), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

²⁹ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

³⁰ **CSD01.1** Local Plan 2031 Part 2: Detailed Policies and Additional Sites Appendices (Publication Version)

³¹ **COM01** Vale of White Horse District Council Local Leisure Facilities Study

Supporting economic prosperity

- 9.1.29 The development policies relating to ‘supporting economic prosperity’ are positively prepared, justified, effective and consistent with national policy.

Development Policy 10: Ancillary Uses on Employment Land

- 9.1.30 This policy (DP10) replaces Saved Policy E13 of the existing Local Plan 2011 (**ALP01**)³². The policy provides flexibility for alternative uses to be considered on employment sites, including through the use of Local Development Orders (LDO) or Supplementary Planning Documents (SPD). This is consistent with paragraph 22 of the NPPF³³.
- 9.1.31 The policy provides additional detail to support Core Policy 29 of the adopted Part 1 plan (**ALP02**)³⁴.

Development Policy 11: Community Employment Plans

- 9.1.32 This policy (DP11) encourages opportunities for local employment, apprenticeships and training through the preparation of Community Employment Plans (CEPs). The provision of jobs locally ensures a balance of land uses within the district so that people can be encouraged to minimise journey lengths, consistent with paragraphs 9 and 37 of the NPPF³⁵.
- 9.1.33 The Oxfordshire Strategic Economic Plan (**ECO01**)³⁶ identifies the importance of CEPs as an action to address exclusion from the labour market, upskilling and other measures to help young people and adults who are marginalised or disadvantaged from work³⁷. The Oxfordshire Local Enterprise Partnership have worked with site promoters to develop CEPs for a small number of large scale developments, both within the district and elsewhere in the county, which this policy supports.

Development Policy 12: Rural Diversification and Equestrian Developments

- 9.1.34 This policy (DP12) replaces Saved Policies E18, E19, E20 and E21 of the existing Local Plan 2011 (**ALP01**)³⁸. It sets criteria to support diversification of existing rural enterprises as well as provision and/or expansion of equestrian development. It encourages sustainable growth and expansion of all types of business and enterprise in rural areas, consistent with paragraph 28 of the NPPF³⁹.

³² **ALP01** Vale of White Horse Local Plan 2011

³³ CLG (2012) The National Planning Policy Framework, (in particular paragraph 22), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³⁴ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

³⁵ CLG (2012) The National Planning Policy Framework, (in particular paragraphs 9, 37) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³⁶ **ECO01** – Creating the Environment for Growth – Strategic Economic Plan for Oxfordshire 2016 Page 43

³⁷ **ECO01** – Creating the Environment for Growth – Strategic Economic Plan for Oxfordshire 2016 Page 43

³⁸ **ALP01** Vale of White Horse Local Plan 2011

³⁹ CLG (2012) The National Planning Policy Framework, (in particular paragraph 28), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 9.1.35 The policy provides additional detail to support Core Policy 28 of the adopted Part 1 plan (**ALP02**)⁴⁰.

Development Policy 13: Change of Use of Retail Units to Other Uses

- 9.1.36 This policy (DP13) replaces Saved Policies S2, S3, S4, S5, S6 and S12 of the existing Local Plan 2011 (**ALP01**)⁴¹ and is supported by a policy review presented in the Retail and Town Centre Study Update (**ECO02.1**)⁴². It adds detail at the local level where these relate to primary and secondary shopping frontages, town centre and local shopping centre designations for the district.

- 9.1.37 The policy is consistent with paragraph 23 of the NPPF, which states that local planning authorities should ‘*define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations*’⁴³.

- 9.1.38 The policy provides additional detail to support Core Policy 32 of the adopted Part 1 plan (**ALP02**)⁴⁴. The Retail and Town Centre Study Update also recommends amendments to the existing primary and secondary shopping frontages in Abingdon-on-Thames and Wantage⁴⁵ and these are presented in Appendix J of the Part 2 plan (**CSD01.1**)⁴⁶.

Development Policy 14: Village and Local Shops

- 9.1.39 This policy (DP13) replaces Saved Policies S13 and S14 of the existing Local Plan 2011 (**ALP01**)⁴⁷, and supports new village or local shops as well as the expansion of existing shops, subject to criteria. It also sets criteria for proposals which would result in the loss of such a facility.

- 9.1.40 The policy promotes the retention and development of local services and community facilities in villages, consistent with paragraph 28 of the NPPF⁴⁸.

- 9.1.41 The policy provides additional detail to support Core Policy 32 of the adopted Part 1 plan (**ALP02**)⁴⁹.

Development Policy 15: Retail Parks

- 9.1.42 This policy (DP15) adds clarity for the particular role that Retail Parks play within the district, in edge-of-town locations that are outside the main town centres of Abingdon-

⁴⁰ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁴¹ **ALP01** Vale of White Horse Local Plan 2011

⁴² **ECO02.1** Retail and Town Centre Study Update (Publication Version), Section 3

⁴³ CLG (2012) The National Planning Policy Framework, (in particular paragraph 23), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴⁴ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁴⁵ **ECO02.1** Retail and Town Centre Study Update (Publication Version). Section 3

⁴⁶ **CSD01.1** Local Plan 2031 Part 2: Detailed Policies and Additional Sites Appendices (Publication Version)

⁴⁷ **ALP01** Vale of White Horse Local Plan 2011

⁴⁸ CLG (2012) The National Planning Policy Framework, (in particular paragraph 28), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴⁹ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

on-Thames and the Local Service Centre of Botley. The policy seeks to ensure the vitality of town centre locations is maintained across the district, consistent with paragraph 23 of the NPPF⁵⁰.

9.1.43 The policy provides additional detail to support Core Policy 32 of the adopted Part 1 plan (**ALP02**)⁵¹.

⁵⁰ CLG (2012) The National Planning Policy Framework, (in particular paragraph 23) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵¹ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

Supporting Sustainable Transport and Accessibility

- 9.1.44 The development policies relating to ‘supporting sustainable transport and accessibility’ are positively prepared, justified, effective and consistent with national policy.

Development Policy 16: Access

- 9.1.45 This policy (DP16) replaces Saved Policy DC5 of the existing Local Plan 2011 (**ALP01**)⁵².
- 9.1.46 The policy ensures development proposals achieve suitable and safe access for all people⁵³. The policy sets out criteria to which all future planning applications will need to adhere and provides sufficient flexibility in accordance with national policy and guidance.
- 9.1.47 The policy will provide additional detail to support Core Policy 37 of the adopted Part 1 plan (**ALP02**)⁵⁴ and development proposals will be required to consider design in accordance with the principles set out in the Council’s adopted Design Guide SPD (**BHE01**)⁵⁵.

Development Policy 17: Transport Assessments and Travel Plans

- 9.1.48 Core Policy 35, criteria vi of the adopted Part 1 plan (**ALP02**)⁵⁶ sets out a requirement for major development proposals to be supported by a Transport Assessment or Statement and Travel Plan in accordance with national guidance and best practice.⁵⁷
- 9.1.49 The policy provides further guidance on the information required within Transport Assessments or Statements and Travel Plans, taking into account Oxfordshire County Council guidance, including their Walking and Design Standards. The policy also ensures the Transport Assessment and Travel Plan considers opportunities to support the take up of electric and/or low emission vehicles. This will ensure the Plan makes a positive contribution to local air quality and helps to encourage active and healthy lifestyles⁵⁸ and is considered to be consistent with the Government’s Clean Growth Strategy⁵⁹.
- 9.1.50 The policy will provide additional detail to support Core Policy 35 of the adopted Part 1 plan (**ALP02**)⁶⁰ and requires development proposals to consider design in accordance with Core Policy 37 of the Part 1 plan.

⁵² **ALP01** Vale of White Horse Local Plan 2011

⁵³ CLG (2012) The National Planning Policy Framework, (in particular paragraph 32), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵⁴ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁵⁵ **BHE01** Design Guide Supplementary Planning Document

⁵⁶ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁵⁷ Planning Practice Guidance Ref 42-002-20140306; Oxfordshire County Council Guidance for New Developments: Transport Assessment and Travel Plans, available at: <https://www2.oxfordshire.gov.uk/cms/content/transport-development-control-tdc>

⁵⁸ CLG (2012) The National Planning Policy Framework, (in particular paragraph 29), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵⁹ Department for Business, Energy and Industrial Strategy (BEIS) (2017) Clean Growth Strategy: Leading the way to a low carbon future, available at:

<https://www.gov.uk/government/publications/clean-growth-strategy>

⁶⁰ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

Development Policy 18: Public car parking in settlements

- 9.1.51 This policy (DP18) replaces Saved Policy TR6 of the existing Local Plan 2011 (**ALP01**)⁶¹.
- 9.1.52 The policy seeks to protect and improve the quality of car parks in appropriate settlements, which can help to improve the viability of facilities that provide for day to day needs and provide access for those living in rural areas who have limited access to public transport or other sustainable transport options⁶².
- 9.1.53 The policy will provide additional detail to support Core Policy 32 of the adopted Part 1 plan (**ALP02**)⁶³ and requires development proposals to consider the principles set out in the Council's adopted Design Guide SPD and Oxfordshire County Council's Parking Standards.

Development Policy 19: Lorries and roadside services

- 9.1.54 This policy (DP19) replaces Saved Policy TR10 of the existing Local Plan 2011 (**ALP01**)⁶⁴.
- 9.1.55 The policy seeks to enable and focus lorry and roadside services at appropriate locations within the district and to support the safety and welfare of road users, consistent with national policy⁶⁵. The Council consider this policy provides sufficiently flexibility and does not prevent additional uses or service sites coming forward, provided they are consistent with other relevant policies in the Local Plan 2031.
- 9.1.56 The policy commits the Council to work with Highways England, Oxfordshire County Council and other stakeholders on proposals for new lorry and roadside services along the A34 and A420, in accordance with national policy⁶⁶.

⁶¹ **ALP01** Vale of White Horse Local Plan 2011

⁶² CLG (2012) The National Planning Policy Framework, (in particular paragraph 29), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁶⁴ **ALP01** Vale of White Horse Local Plan 2011

⁶⁵ CLG (2012) The National Planning Policy Framework, (in particular paragraph 31), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶⁶ CLG (2012) The National Planning Policy Framework, (in particular paragraph 31), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Protecting the Environment and Responding to Climate Change

- 9.1.57 The development policies relating to ‘protecting the environment and responding to climate change’ are positively prepared, justified, effective and consistent with national policy.

Development Policy 20: Public Art (DP20)

- 9.1.58 This policy (DP20) replaces Saved Policy DC4 of the existing Local Plan 2011 (**ALP01**)⁶⁷ and provides a holistic approach to bringing forward new development of high quality and inclusive design, consistent with paragraphs 17 and 57 of the NPPF. The policy supports and encourages the provision of public art in new development, which can play an important role in making interesting and exciting places.⁶⁸
- 9.1.59 The policy provides additional detail to support Core Policies 37 and 38 in the adopted Part 1 plan (**ALP02**)⁶⁹ and the principles set out in the Council’s adopted Design Guide Supplementary Planning Document (**BHE01**)⁷⁰.

Development Policy 21: External Lighting (DP21)

- 9.1.60 This policy (DP21) replaces Saved Policy DC20 of the existing Local Plan 2011 (**ALP01**)⁷¹.
- 9.1.61 The policy ensures that development involving external lighting is appropriately designed and located. The policy sets out a broad range of criteria to which all future planning applications will need to adhere and will ensure the impact of light pollution from artificial light is limited on local amenity, intrinsically dark landscapes and nature conservation⁷².
- 9.1.62 This policy will provide additional detail to support Core Policy 44 and Core Policy 37 in the adopted Part 1 plan (**ALP02**)⁷³ and encourages development proposals to submit a lighting strategy to demonstrate that they have appropriately considered the design of their scheme. The policy also ensures that development proposals are undertaken in accordance with national guidance and best practice.⁷⁴

⁶⁷ **ALP01** Vale of White Horse Local Plan 2011

⁶⁸ Planning Practice Guidance: Ref 26-018-20140306, available at: <https://www.gov.uk/guidance/design>

⁶⁹ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁷⁰ **BHE01** Design Guide Supplementary Planning Document

⁷¹ **ALP01** Vale of White Horse Local Plan 2011

⁷² CLG (2012) The National Planning Policy Framework, (in particular paragraph 125), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁷⁴ Institute of Lighting Professionals (ILP) (2000) Guidance Notes for the Reduction of Obtrusive Light, available at: <https://www.theilp.org.uk/documents/obtrusive-light/>
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/302002/SPG%20Lightpollution%202002.pdf

Development Policy 22: Advertisements (DP22)

9.1.63 This policy (DP22) replaces Saved Policy DC16 of the existing Local Plan 2011 (**ALP01**)⁷⁵.

9.1.64 The policy ensures that advertisements are appropriately located and sets out a broad range of criteria, for example to consider amenity and public safety⁷⁶. This will ensure the Plan achieves high quality and inclusive design for all development⁷⁷ which is consistent with national policy.

Development Policy 23: Impact of Development on Amenity (DP23) &
Development Policy 24: Effect of Neighbouring or Previous Uses on New
Developments (DP24)

9.1.65 These policies (DP23 and DP24) replace Saved Policy DC9 and DC10 of the existing Local Plan 2011 (**ALP01**)⁷⁸.

9.1.66 The policies ensure any future development proposals do not cause undue harm to the amenity of existing and future occupants of land and buildings consistent with national policy.⁷⁹

9.1.67 This policy provides additional detail to support Core Policy 37 and Core Policy 38 in the adopted Part 1 plan (**ALP02**)⁸⁰ and the principles set out in the Council's adopted Design Guide SPD (**BHE01**)⁸¹.

Development Policy 25: Noise Pollution (DP25)

9.1.68 This policy (DP25) ensures that noise-sensitive and noise-generated development proposals do not impact on environmental amenity, health and wellbeing and local biodiversity⁸². This will ensure the Plan continues to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing or being adversely affected by unacceptable levels of noise pollution.⁸³

9.1.69 The policy sets out a broad range of criteria to which all future planning applications for noise-sensitive and noise-generated development will need to adhere.

⁷⁵ **ALP01** Vale of White Horse Local Plan 2011

⁷⁶ CLG (2012) The National Planning Policy Framework, (in particular paragraph 67), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷⁷ CLG (2012) The National Planning Policy Framework, (in particular paragraph 57), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷⁸ **ALP01** Vale of White Horse Local Plan 2011

⁷⁹ CLG (2012) The National Planning Policy Framework, (in particular paragraph 17), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸⁰ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁸¹ **BHE01** Design Guide Supplementary Planning Document

⁸² CLG (2012) The National Planning Policy Framework, (in particular paragraph 123), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸³ CLG (2012) The National Planning Policy Framework, (in particular paragraph 109), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

9.1.70 This policy will provide additional detail to support Core Policy 43 in the adopted Part 1 plan (**ALP02**)⁸⁴ and the principles set out in the Council's adopted Design Guide SPD (**BHE01**)⁸⁵. The policy also requires development proposals to take into account the Council's noise planning guidance and best practice to ensure noise is adequately addressed and mitigated.

Development Policy 26: Air Quality (DP26)

9.1.71 Core Policy 43, criteria vi. of the adopted Part 1 plan (**ALP02**)⁸⁶ ensures development proposals located within an Air Quality Management Area (AQMA) take account of the Council's Air Quality Action Plan. The Council highlight this policy only applies to development proposals that are located wholly within an AQMA. This policy (DP26) ensures that development proposals located adjacent to, or near to, an existing AQMA are appropriately located and mitigated.

9.1.72 This policy provides sufficient flexibility to assess development proposals and will ensure the Plan prevents both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution⁸⁷.

9.1.73 This policy will provide additional detail to support Core Policy 43 in the adopted Part 1 plan (**ALP02**)⁸⁸ and the principles set out in the Council's Design Guide SPD (**BHE01**)⁸⁹.

9.1.74 The policy also requires development proposals to undertake an air quality assessment in accordance with the Council's Air Quality Developer Guidance and best practice.

Development Policy 27: Land Affected by Contamination (DP27)

9.1.75 Core Policy 43, criteria vii of the adopted Part 1 plan (**ALP02**)⁹⁰ ensures the appropriate remediation of contaminated land. This policy sets out a phased approach to dealing with contamination, contributing to the objectives set out in the Water Framework Directive. The policy requires development proposals to undertake a Contaminated Land Preliminary Risk Consultant Report and a Contaminated Land Questionnaire in accordance with current national guidance and best practice⁹¹.

⁸⁴ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁸⁵ **BHE01** Design Guide Supplementary Planning Document

⁸⁶ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁸⁷ CLG (2012) The National Planning Policy Framework, (in particular paragraph 109), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸⁸ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁸⁹ **BHE01** Design Guide Supplementary Planning Document

⁹⁰ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁹¹ Oxfordshire Contaminated Land Group Consortium (2017) Oxfordshire Planning Advice Note: Dealing with Land Contamination During Development – A Guide for Developers, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/environment/pollution/contaminatedland/contaminated-land-planning-advice>

9.1.76 The policy ensures the appropriate remediation and mitigation of contaminated land taking into account harm to human health, property and the wider environment.⁹² consistent with national policy and guidance.

9.1.77 This policy will provide additional detail to support Core Policy 43 of the adopted Part 1 plan (**ALP02**)⁹³.

Development Policy 28: Waste Collection and Recycling (DP28)

9.1.78 This policy (DP28) replaces Saved Policy DC7 of the existing Local Plan 2011 (**ALP01**)⁹⁴.

9.1.79 The policy will ensure the Plan achieves high quality design and good standard of amenity for all existing and future occupants of land and buildings⁹⁵ and sets out a broad range of criteria to which all future planning applications will need to adhere.

9.1.80 This policy will provide additional detail to support Core Policy 37 and Core Policy 43 of the adopted Part 1 plan (**ALP02**)⁹⁶ and requires development proposals to take into account the Council's Waste Planning Guidance.

Development Policy 29: Settlement Character and Gaps (DP29)

9.1.81 This policy (DP29) replaces Saved Policy NE10 of the existing Local Plan 2011 which was adopted in July 2006 (**ALP01**)⁹⁷. The saved policy only applies to urban fringes and countryside gaps as specified on the Adopted Policies Map. Following a comprehensive assessment of landscape character (**NAT08.3**)⁹⁸ and a review of national policy and guidance, Development Policy 29 updates the existing policy to ensure that all development proposals do not compromise gaps between settlements in accordance with the criteria.

9.1.82 This policy ensures that development proposals take account of the character of different areas, recognise the intrinsic character and beauty of the countryside and ensure the conservation and enhancement of valued landscapes, including the wider countryside and is considered to be consistent with national policy and guidance.⁹⁹

⁹² Planning Practice Guidance, Ref: 33-001-20140306, available at: <https://www.gov.uk/guidance/land-affected-by-contamination>; CLG (2012) The National Planning Policy Framework, (in particular paragraph 109, 121 and 122), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁹⁴ **ALP01** Vale of White Horse Local Plan 2011

⁹⁵ CLG (2012) The National Planning Policy Framework, (in particular paragraph 17), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹⁶ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

⁹⁷ **ALP01** Vale of White Horse Local Plan 2011

⁹⁸ **NAT08.3** Vale of White Horse Landscape Character Assessment (Publication Version)

⁹⁹ CLG (2012) The National Planning Policy Framework, (in particular paragraph 17), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; Planning Practice Guidance, Ref: 8-001-20140306, available at: <https://www.gov.uk/guidance/natural-environment#landscape>

- 9.1.83 The policy sets out a broad range of criteria to which all future planning applications will need to adhere and will provide additional detail when considering planning applications.
- 9.1.84 This policy will provide additional detail to support Core Policy 44 in the adopted Part 1 plan (**ALP02**)¹⁰⁰ and a district-wide Landscape Character Assessment (**NAT08.3**)¹⁰¹ will support the implementation of the policy, which has been produced in accordance with national policy and guidance.

Development Policy 30: Watercourses (DP30)

- 9.1.85 This policy (DP30) replaces Saved Policy L3 of the existing Local Plan 2011 (**ALP01**)¹⁰². The saved policy only applies to green corridors specified in the policy and set out in the Adopted Policies Map. Development Policy 30 updates the existing policy to apply to all watercourses in the Vale.
- 9.1.86 This policy ensures that watercourses are accommodated appropriately within new development proposals, taking into account impacts on its function or setting and biodiversity. DP30 supports the protection, enhancement and management of networks of biodiversity and green infrastructure, including streams, canals and other water bodies in accordance with national policy and guidance.¹⁰³
- 9.1.87 DP30 has been produced through collaborative working with key stakeholders including Historic England, Environment Agency and South Oxfordshire District Council as evidenced in their respective Statements of Common Ground.¹⁰⁴
- 9.1.88 This policy will provide additional detail to support Core Policy 45 in the adopted Part 1 plan (**ALP02**)¹⁰⁵ and is supported by a district-wide Green Infrastructure Strategy (**NAT06.4**).¹⁰⁶
- 9.1.89 The Council has proposed a number of additional modifications to the supporting text to ensure the Plan sets out a positive strategy for the protection, enhancement and management of networks of green infrastructure.
- 9.1.90 The additional modifications are set out in the Schedule of Proposed Additional Modifications (**CSD03.1**)¹⁰⁷ published alongside the Submission Version of the Part 2 plan. The additional modifications proposed are **AM14** to **AM18**. These proposed

¹⁰⁰ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹⁰¹ **NAT08.3** Vale of White Horse Landscape Character Assessment (Publication Version)

¹⁰² **ALP01** Vale of White Horse Local Plan 2011

¹⁰³ CLG (2012) The National Planning Policy Framework, (in particular paragraph 114), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; Planning Practice Guidance, Ref: 8-027-2160211, available: 8-027-2160211

¹⁰⁴ **SCG03** Statement of Common Ground with Historic England; **SCG08** Statement of Common Ground with South Oxfordshire District Council; **SCG15** Statement of Common Ground with Environment Agency

¹⁰⁵ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹⁰⁶ **NAT06.4** South and Vale Green Infrastructure Strategy

¹⁰⁷ **CSD03** Local Plan 2031 Part 2: Detailed Policies and Additional Sites, Schedule of Proposed Additional Modifications

modifications are also agreed in Statements of Common Ground with the Environment Agency and Historic England.¹⁰⁸

Development Policy 31: Protection of Public Rights of Way, National Trails and Open Access Areas (DP31)

- 9.1.91 This policy (DP31) replaces Saved Policies L10, L11 and L12 of the existing Local Plan 2011 (**ALP01**)¹⁰⁹ and ensures the protection and enhancement of rights of way and access¹¹⁰. This policy also ensures the protection of National Trails, including the Thames Path and the Ridgeway in accordance with national policy and guidance.¹¹¹
- 9.1.92 The development of this policy has been informed by recommendations set out in the Habitats Regulation Assessment (HRA) (**CSD08.2**) to ensure development proposals consider increased pressure on sensitive receptors, such as ecologically valuable sites.¹¹²
- 9.1.93 This policy will provide additional detail to support Core Policy 45 in the adopted Part 1 plan (**ALP02**)¹¹³ and is supported by national guidance and best practice.¹¹⁴

Development Policy 32: Wilts and Berks Canal (DP32)

- 9.1.94 This policy (DP32) replaces Saved Policy L14 and L15 of the existing Local Plan 2011 (**ALP01**)¹¹⁵ and ensures the protection, enhancement and management of networks of biodiversity and green infrastructure, including canals and other water bodies.¹¹⁶
- 9.1.95 The policy safeguards the historic line of the Wilts and Berks Canal from development that would prejudice the canal's restoration. Paragraph 3.273 of the Part 2 plan encourages developers to undertake an Environmental Assessment to demonstrate that the spread of invasive non-native species, and disturbance to existing ecology and water supply have been fully considered.

¹⁰⁸ **SCG03** Statement of Common Ground with Historic England; **SCG15** Statement of Common Ground with Environment Agency

¹⁰⁹ **ALP01** Vale of White Horse Local Plan 2011

¹¹⁰ CLG (2012) The National Planning Policy Framework, (in particular paragraph 75), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹¹¹ CLG (2012) The National Planning Policy Framework, (in particular paragraph 75), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; Planning Practice Guidance Ref 37-004-20140306

¹¹² **CSD08.2**: Habitats Regulations Assessment of the Vale of White Horse District Local Plan 2031 Part 2, June 2018

¹¹³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹¹⁴ Oxfordshire County Council's Rights of Way Management Plan 2015-2025, Natural England's CRoW and Coastal Access Maps and Oxfordshire County Council's Countryside Access Maps.

¹¹⁵ **ALP01** Vale of White Horse Local Plan 2011

¹¹⁶ CLG (2012) The National Planning Policy Framework, (in particular paragraph 114), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; Planning Practice Guidance Ref 8-027-2160211

9.1.96 DP32 has been produced through collaborative working with key stakeholders including the Wiltshire, Swindon and Oxfordshire Canal Partnership, Oxfordshire County Council, Environment Agency and Historic England.

9.1.97 The policy will provide additional detail to support Core Policy 45 of the adopted Part 1 plan (**ALP02**)¹¹⁷ and is supported by the Canal Partnership's Restoration Strategy, which sets out their approach to the future restoration of the canal.¹¹⁸

*Development Policy 33 Open Space (DP33) &
Development Policy 34: Leisure and Sports Facilities (DP34)*

9.1.98 This policy (DP33) replaces Saved Policies H23, L1, L2 and L4 of the existing Local Plan 2011 (**ALP01**)¹¹⁹ and provides opportunities to improve and promote health, social and cultural well-being for all users through new development and ensure access to high quality open spaces¹²⁰.

9.1.99 DP34 replaces Saved Policies L7 and L8 of the existing Local Plan 2011 (**ALP01**)¹²¹ and provides opportunities for sport and recreation which can contribute to the health and well-being of communities.¹²²

9.1.100 The policies also ensure the protection of existing open spaces and leisure and sports facilities, consistent with the criteria set out in paragraph 74 of the NPPF.

9.1.101 DP33 and DP34 will provide additional detail to support Core Policy 7 in the adopted Part 1 plan (**ALP02**)¹²³ and are supported by a robust and up-to-date assessment of the needs for open space, leisure and sports facilities, and opportunities for new provision¹²⁴. DP33 sets a threshold for major development to provide 15% public open space of the total residential area, which the Council consider is appropriate and has been successfully implemented through the existing Saved Policy H23. The threshold is supported by the Open Spaces Report (**COM02**)¹²⁵ and has been tested through the Viability Study (**INF02**)¹²⁶. The reports highlight any shortfalls in open space and leisure and sport provision and identify local standards for provision as set out in Appendix K of the Part 2 plan (**CSD01.1**)¹²⁷.

¹¹⁷ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹¹⁸ Wiltshire, Swindon and Oxfordshire Canal Partnership (2015): A Restoration Strategy for the Completion and Future Development of the Wilts and Berks Canal, available at: <http://www.canalpartnership.org.uk/index.php/restoration-strategy>

¹¹⁹ **ALP01** Vale of White Horse Local Plan 2011

¹²⁰ CLG (2012) The National Planning Policy Framework, (in particular paragraph 73), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; Planning Practice Guidance Ref 37-001-20140306

¹²¹ **ALP01** Vale of White Horse Local Plan 2011

¹²² CLG (2012) The National Planning Policy Framework, (in particular paragraph 73), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹²³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹²⁴ CLG (2012) The National Planning Policy Framework, (in particular paragraph 73), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>; **COM02** Open Spaces Report; **COM03** Playing Pitch Study, **COM01** Local Leisure Facilities Report, **COM04-COM06** Leisure and Sports Facilities Study

¹²⁵ **COM02** Vale of White Horse District Council Open Spaces Report

¹²⁶ **INF02** Viability Update

¹²⁷ **CSD01.1** Local Plan 2031 Part 2: Detailed Policies and Additional Sites Appendices (Publication Version)

Development Policy 35: New Countryside Recreation Facilities (DP35)

- 9.1.102 This policy (DP35) replaces Saved Policy L9 of the existing Local Plan 2011 (**ALP01**)¹²⁸. The policy supports small scale proposals for recreational facilities in the open countryside, which can help to support sustainable rural tourism and leisure developments for rural communities and visitors.¹²⁹
- 9.1.103 The policy sets out a broad range of criteria to which all future applications will need to adhere, taking into account factors such as harm to the North Wessex Downs AONB, Green Belt, heritage assets, settlement character and ecology, consistent with national policy and guidance.
- 9.1.104 This policy will provide additional detail to support Core Policy 31 in the adopted Part 1 plan (**ALP02**)¹³⁰.

Development Policy 36: Heritage Assets (DP36).

Development Policy 37: Conservation Areas (DP37).

Development Policy 38: Listed Buildings (DP38), &

Development Policy 39: Archaeology and Scheduled Monuments (DP39)

- 9.1.105 Policies DP37, DP38 and DP39 replaces Saved Policies HE1 HE4, HE5, HE7 HE9, HE10 and HE11 of the existing Local Plan 2011 (**ALP01**)¹³¹.
- 9.1.106 An additional policy (DP36) was included in the Part 2 plan that sets out the Council's approach to conserve and enhance heritage assets and their settings in the Vale.
- 9.1.107 The four policies provide a holistic approach to conserve and enhance the historic environment and set out a positive strategy for the conservation and enjoyment of the historic environment¹³². The policies set out a broad range of criteria to which all future planning applications will need to adhere.
- 9.1.108 The policies will provide additional detail to support Core Policy 39 of the adopted Part 1 plan (**ALP02**)¹³³ and are supported by the Oxfordshire Historic Landscape Characterisation Project (**BHE02**)¹³⁴, the Oxfordshire Historic Environment Record and the Council's Design Guide SPD (**BHE01**)¹³⁵.
- 9.1.109 The policies have been produced through collaborative working with key stakeholders, including Historic England and Oxfordshire County Council.

¹²⁸ **ALP01** Vale of White Horse Local Plan 2011

¹²⁹ CLG (2012) The National Planning Policy Framework, (in particular paragraph 28), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹³⁰ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹³¹ **ALP01** Vale of White Horse Local Plan 2011

¹³² CLG (2012) The National Planning Policy Framework, (in particular paragraph 126), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹³³ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹³⁴ **BHE02** Oxfordshire Historic Landscape Characterisation Project

¹³⁵ **BHE01** Design Guide Supplementary Planning Document

- 9.1.110 The Council has sought to ensure the policies provide a positive strategy for the conservation and enjoyment of the historic environment and has proposed two additional modifications to the supporting text.
- 9.1.111 The additional modifications (**AM19 and AM20**) are set out in the Schedule of Proposed Additional Modifications (**CSD03**)¹³⁶ published alongside the Submission Version of the Part 2 plan. These proposed modifications are also agreed in a Statement of Common Ground with Historic England¹³⁷.

¹³⁶ **CSD03** Local Plan 2031 Part 2: Detailed Policies and Additional Sites, Schedule of Proposed Additional Modifications

¹³⁷ **SCG03** Statement of Common Ground with Historic England