



# Authority Monitoring Report 2017/18

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# 1.Introduction

## PURPOSE OF MONITORING

- 1.1.The monitoring of a Local Plan enables local planning authorities to track progress towards meeting the district's development needs and to establish whether adopted policies are being effectively implemented. It also allows communities and interested parties to be aware of the progress local planning authorities are making towards delivering their vision and objectives, as set out in their Development Plan, such as the Vale's Local Plan 2031: Part 1 and Part 2.

## REQUIREMENT TO MONITOR

- 1.2.The requirement to monitor annually was introduced under the Planning and Compulsory Purchase Act 2004 which placed a duty on local authorities to produce an Annual Monitoring Report. This Report outlined the timescale and progress of the implementation of the Development Plan, as detailed in the Local Development Scheme (LDS), and the extent the adopted policies have been successfully implemented.
- 1.3.Since the Planning and Compulsory Purchase Act 2004, the requirement to monitor has evolved with the publication of the Localism Act in 2011 and subsequent Town and Country Planning (Local Planning) (England) Regulations 2012. The requirement is now to prepare and publish an Authority Monitoring Report. This replaces the previous duty for local authorities to publish an Annual Monitoring Report and there is no longer a need to submit the Report to the Secretary of State. However, there is still a minimum requirement to annually produce an Authority Monitoring Report, which, in the interests of transparency, should be made publicly available and updated as and when the information becomes available.
- 1.4.As set out in the Local Planning Regulations 2012 and reiterated through the Planning Practice Guidance<sup>1</sup>, a local planning authority must monitor the requirements set out in Table 1.

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<sup>1</sup> Paragraph 54, Plan Making Guidance available from <https://www.gov.uk/guidance/plan-making#evidence-base>

Table 1: Requirement to monitor

Requirement	Summary
Local Development Scheme (LDS)	The timescales and milestones for the preparation of documents as set out in the LDS, and progress towards meeting them.
Local Plan Policies	The status of adopted policies including the reason why any of the policies are no longer being implemented.
	How the adopted policies are being implemented and to what extent their objectives are being achieved.
Neighbourhood Development Plans and Orders	The progression of Neighbourhood Development Plans and Neighbourhood Development Orders.
The Community Infrastructure Levy (CIL)	The progression of CIL and how it will be implemented.
Duty-to-Cooperate	Details on how the Council are cooperating with other statutory authorities (NPPF)
Sustainability Appraisal	Details on predicted significant effects the policies are having on sustainability objectives identified by the Sustainability Appraisal.
Supplementary Planning Documents and Local Development Orders	The status and progress of any Supplementary Planning Documents and Local Development Orders
Self and Custom build register	To provide an indication of the demand for self and custom build in the Vale of White Horse and to allow the Council to develop its housing and planning policies to support self and custom build projects

## VALE OF WHITE HORSE DISTRICT COUNCIL MONITORING REPORT

1.5. This Monitoring Report covers the period 1 April 2017 to 31 March 2018 and details the progress of the Adopted Vale of White Horse Local Plan 2031 Part 1 policies for this timeframe unless otherwise specified. The Monitoring Framework is provided at Appendix D of this Report.



## 2.Vale of White Horse Profile

### VALE OF WHITE HORSE CONTEXT

- 2.1. The Vale of White Horse District takes its name from the 3,000-year-old White Horse figure cut into the chalk downs, near Uffington. Lying between the River Thames to the north and the ridgeway to the south, including the North Wessex Downs Area of Outstanding Natural Beauty (AONB), the district covers an area of some 224 square miles (580 square kilometres).
- 2.2. The Vale of White Horse District is located between the larger centres of Oxford (to the north-east), and Swindon (to the south-west), with Didcot sited to the south-east boundary of the district, in neighbouring South Oxfordshire. The Vale of White Horse is largely rural by nature, with just over 70 settlements. The largest settlements are the historic market towns of Abingdon-on-Thames, Faringdon and Wantage. There are also two 'local service centres' at Botley and Grove, which provide essential services for the surrounding rural areas.
- 2.3. The high quality and rural nature of the district is borne out by the many designations that cover the area, such as the Oxford Green Belt, the North Wessex Downs Area of Outstanding Natural Beauty and 52 designated Conservation Areas. The district also has a long frontage to the River Thames and contains the River Ock, with tributaries including the Letcombe Brook, and contains a significant proportion of the route of the Wilts and Berks Canal.
- 2.4. The district is easily accessible from other parts of the UK. The A34 trunk road provides good access between the M4 to the south, and the M40 to the north. The A420 and A417 roads cross the district and provide links to Swindon in the west and Didcot in the east. Whilst there are two main railway lines (Bristol to London and Oxford to London) running through the district, there are only two stations situated on the Oxford line. Presently, there are no established stations on the Bristol line within the Vale of White Horse.

### SCIENCE VALE

- 2.5. The district includes the majority of the Science Vale area, an internationally significant location for innovation, science-based research and business. It is one of the key growth areas for Oxfordshire, as identified within the Oxfordshire Strategic Economic Plan. The Science Vale area extends from Culham and Didcot to Wantage and Grove (east to west) and is a strategic focus, in terms of employment and economic growth, for both the Vale of White Horse and South Oxfordshire District Councils. There are also two designated Enterprise Zones: the 'Science Vale' EZ, which includes the Harwell Campus and Milton Park sites, and the newly designated 'Didcot Growth Accelerator' EZ.

## DIDCOT GARDEN TOWN

2.6. Didcot was awarded Garden Town status in late 2015, after both the Vale of White Horse and South Oxfordshire District Councils prepared a joint bid to the UK Government. The new Garden Town status will provide access to government funding for infrastructure, such as the £6.2 million announced in August 2017<sup>2</sup>. Fundamentally, the success of the bid gives Didcot a unique opportunity to grow in a number of ways and to become a better place to live and work.

2.7. The vision for Didcot Garden Town is to deliver a highly sustainable and economically viable location, where the very best of town and country living are brought together. The Council's aim is to provide affordable, attractive homes and living spaces, within a vibrant community. The Didcot Garden Town Delivery Plan was published as of October 2017 and is available on the Council Website<sup>3</sup>.

## KEY STATISTICS FOR THE VALE OF WHITE HORSE

2.8. The key statistics shown in Table 2 provide a snapshot of the Vale's demographics and the context for the monitoring indicators.

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<sup>2</sup> <http://www.southoxon.gov.uk/news/2017/2017-08/%C2%A362-million-government-boost-help-unlock-15000-new-homes-didcot-garden-town>

<sup>3</sup> <http://www.whitehorsedc.gov.uk/business/didcot-garden-town-0>

Table 2: Key statistics

Contextual indicator		Vale of White Horse District	South East of England Region	Great Britain
Population (2017) <sup>4</sup>		131,200	9,080,800	64,169,400
Population aged 16-64 (2017) <sup>5</sup>		79,800 60.8%	61.8%	62.9%
Life Expectancy <sup>6</sup>	Male	82.3	80.6	79.2 (UK)
	Female	85.4	84	82.9 (UK)
Number of Households (2018) <sup>7</sup>		53,987	3,765,236	27,060,000
Economically Active <sup>8</sup>		69,200 85.6%	81.3%	78.4%
Unemployment rate <sup>9</sup>		1,700 2.5%	3.4%	4.3%
Education - Attainment 8 results (2016-17) <sup>10</sup>		47.6	47.4	44.6 (England)

<sup>4</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157326/report.aspx#tabrespop>

<sup>5</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157326/report.aspx#tabrespop>

<sup>6</sup> Available from <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyatbirthandage65bylocalareasuk>

<sup>7</sup> Based on the 2016 household projections, available from <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

<sup>8</sup> <https://www.nomisweb.co.uk/reports/lmp/la/1946157326/report.aspx#tabrespop>

<sup>9</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157326/report.aspx#tabrespop>

<sup>10</sup> Revised 2016-17 figures, available from <https://www.gov.uk/government/statistics/revised-gcse-and-equivalent-results-in-england-2016-to-2017>



## 3. Vale of White Horse Planning Framework

### INTRODUCTION

3.1. The Planning Framework for the Vale of White Horse District is made up of Development Plan Documents and other planning documents, as shown in Figure 1. In combination, these documents, alongside the National Planning Policy Framework (NPPF) and any other relevant national planning guidance and/or legislation, are used in the determination of planning applications and future infrastructure provision and/or investment.

Figure 1: Planning Framework



3.2. The Local Development Scheme (LDS) sets out the timetable for the production of the Council's Development Plan Documents (DPDs) and the Community Infrastructure Levy (CIL), including the Charging Schedule for CIL. This includes key production dates and public consultation stages. The Vale of White Horse LDS was updated in February 2018 and covers the period 2018-2020. The LDS provides information regarding the Local Plan 2031 Parts 1 and 2 and other related documents. Table 3 sets out the timetable for each of these documents and the progress that has been made.

Table 3: Progress of Development Plan Documents

Document	Milestone	Date	
		LDS Timescale	Achieved
Local Plan 2031 Part 1: Strategic Policies and Sites	Submission	Mar-15	Yes
	Hearings	September 2016 and February 2016	Yes
	Adoption	Dec-16	Yes
Local Plan 2031 Part 2: Detailed policies and additional sites	Preferred Options	February/March 2017	Yes
	Pre-Submission	October/November 2017	Yes
	Submission	February/March 2018	Yes
	Adoption	Dec-18	Expected Early 2019
Community Infrastructure Levy (CIL)	Submission	Apr-15	Yes
	Examination	Winter 2016	April 2017
	Adoption	Early 2017	Adopted November 2017
Didcot Garden Town Development Plan Document	Preferred Options	April 2019	Delayed
	Pre-Submission	February 2020	On course
	Submission	July 2020	On course
	Adoption	Summer 2021	On course

## ADOPTION OF LOCAL PLAN 1: STRATEGIC POLICIES AND SITES

3.3. The Local Plan 2031 Part 1 (Part 1 Plan) sets out the development strategy and key strategic policies for the district, including the need for housing, employment and infrastructure required to support development up to 2031. The spatial strategy makes provision for growth of around 23,000 new jobs, 218 hectares of employment land, and at least 20,560 new homes, to be delivered during the plan period from 2011 to 2031.

3.4. The Local Plan 2031 Part 1: Strategic Sites and Policies was adopted by Full Council on 14 December 2016. This is in accordance with the Local Development Scheme, as shown in Table 3 above.

## THE LOCAL PLAN PART 2: DETAILED POLICIES AND ADDITIONAL SITES

3.5. To complement the Part 1 plan, the Local Plan 2031 Part 2: Detailed Policies and Additional Sites (The Part 2 Plan) will set out:

- Policies and locations for new housing to meet the Vale's proportion of Oxford City's unmet housing need, which cannot be met within the City boundaries;

- policies for the part of Didcot Garden Town that lies within the Vale of White Horse District;
- detailed development management policies to complement the strategic policies as set out in the Part 1 Plan, and where appropriate replace the remaining saved policies of the Local Plan 2011;
- and additional site allocations for housing.

3.6. In relation to the Vale's proportion of Oxford City's unmet housing need, this has been informed by co-operation with the Oxfordshire Growth Board<sup>11</sup> to apportion a 'working assumption' unmet need figure of 15,000 homes. The quantum of Oxford City's unmet housing need to be met within the Vale of White Horse is proposed to be 2,200 dwellings for the period up to 2031, as agreed in the 'Memorandum of Co-operation' between the local authorities in the Oxfordshire Housing Market Area. This figure will be subject to the plan making process.

3.7. The Preferred Options draft of the Part 2 Plan was published for consultation on 9 March 2017 for an 8-week period until 4 May 2017. This is in accordance with the Local Development Scheme, as shown in Table 3 above.

3.8. The Publication Version of the Part 2 Plan was published for consultation between 11 October 2017 and the 22 November 2017. This was the final opportunity for comments on the Part 2 Plan, with this consultation focused on the legality of the plan in accordance with the Town and Country Planning (Local Planning) regulations (Regulation 19).

3.9. The Part 2 Plan was submitted to the Secretary of State on the 23 February 2018 for independent examination. The Examination in Public (EiP) hearings took place in July and September 2018 and have now closed. The Inspector, Mr David Reed BSc DipTP DMS MRTPI, will now prepare his report with recommendations on whether the Part 2 Plan proceeds to Adoption which, may include modifications to the Part 2 Plan.

## **SUSTAINABILITY APPRAISAL SIGNIFICANT EFFECT INDICATORS**

3.10. The role of a Sustainability Appraisal (SA), incorporating the Strategic Environmental Assessment (SEA), is to assess whether a Plan has integrated the principles of sustainable development and if there are likely to be any significant effects as a result of the Plan's policies. If the sustainability appraisal predicts any likely significant effects, it is essential that these effects are monitored to determine whether the implementation of a policy is causing the undue effect(s), and if so, whether the policy should be reviewed.

3.11. The SA report on the Part 1 Plan identified a few potential significant effects, in which the Plan was amended to ensure it mitigated against these effects.

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<sup>11</sup> Available from <https://www.oxfordshiregrowthboard.org/>

The SA Adoption Statement stated the monitoring arrangements of these effects are included in the Council's Monitoring Framework (Appendix H of the Part 1 plan).

- 3.12. The SA report on the Part 2 Plan, published alongside the Publication Version of the Part 2 Plan, has predicted no 'significant negative effects', however it did conclude there were uncertainties regarding pollution and climate change adaptation. These will be monitored as part of the Monitoring Framework within the Part 2 Plan, which the SA has stated 'should provide a good basis for monitoring the effects of the Part 2 Plan'.

## **NEIGHBOURHOOD PLANNING**

- 3.13. Under the Localism Act 2011, communities have been given the power to directly influence land use planning by preparing either a Neighbourhood Development Plan (NDP), Neighbourhood Development Order (NDO) and/or a Community Right to Build Order. It is a requirement of the AMR to include details of the progress and 'made' Neighbourhood Development Plans and Neighbourhood Development Orders.

## **COMMUNITY INFRASTRUCTURE LEVY**

- 3.14. The Community Infrastructure Levy (CIL), is a charge that local planning authorities may choose to levy on new development to help fund the infrastructure needed to support growth of the area. The CIL Regulations 2010 came into force in April 2010, with further amendments in subsequent years.
- 3.15. A preliminary CIL Draft Charging Schedule for the Vale of White Horse was consulted on between 15 December 2016 and 26 January 2017. An Examination in Public was then carried out by Mr Malcolm Rivett, as appointed by the Secretary of State, who found the CIL charging schedule to be 'sound', subject to modifications. The charging schedule was then formally adopted by Council on the 27 September 2017 and came into effect on the 1 November 2017. This means any application decided on or after this date will be CIL liable, regardless of when the application was submitted.

## **OTHER DOCUMENTS**

- 3.16. Supplementary Planning Documents (SPDs) provide the option for further detail and clarity to be published in regard to Local Plan policies. They can also provide further guidance on particular issues or regarding the development of specific sites.

3.17. As SPDs provide further detail to Local Plan policies, it is not necessarily a requirement for SPDs to be monitored, unless a local planning authority wishes to monitor the effectiveness of an SPD.

3.18. As of March 2018, the Council have 3 adopted SPDs, with none of them identifying specific monitoring arrangements. The SPDs are as follows:

- Design Guide 2015: The Design Guide was adopted on 10 March 2015 and sets out design principles to guide future development and encourage a design-led approach to development;
- Abbey Shopping Centre and Charter Area: The Abbey Shopping Centre and Charter Area SPD was adopted on 14 December 2011 and provides a guide to detailed applications and possible future development options for the area;
- Botley Centre SPD: The Botley Centre SPD was adopted on 18 January 2016. It provides direction on the shape of development at Botley Central Area in accordance with Local Plan 2031: Part 1, Core Policy 11: Botley Central Area. It is designed to create a flexible strategy to guide development that supports the existing and future local community and meet local regeneration aspirations, while attracting investment to serve the wider district.

3.19. The Council is currently preparing SPD's for Harwell Campus and Dalton Barracks in accordance with the draft Local Plan 2031 Part 2: Additional Sites and Detailed Policies. The SPDs will be a material consideration in assessing future planning applications for both sites.

## LOCAL DEVELOPMENT ORDERS

3.20. Local Development Orders (LDOs) automatically grant planning permission for the development specified in an LDO (subject to conditions) and by doing so, removes the need for a planning application to be made. The main purpose of an LDO is to help to streamline the planning process for applications that comply with pre-set conditions. It is for the local planning authority to determine how LDOs are monitored.

3.21. The Vale currently have one LDO in place for Milton Park, which was adopted in December 2012. The aim of this LDO is to help deliver the planned growth of Oxfordshire's Science Vale UK Enterprise Zone. It allows a range of types of development to be fast tracked which will enable new and existing businesses to innovate, grow, and adapt to changing market opportunities, delivering additional jobs for the local economy. Details of the Milton Park LDO are available on the Council's website<sup>12</sup>.

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<sup>12</sup> Available from <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/milton-park-local-development-order>

## 4. Neighbourhood Plans

- 4.1 The Government is providing local communities with the opportunity to shape the area in which they live and work in by encouraging them to prepare Neighbourhood Development Plans. The Council strongly encourages and supports local communities who wish to prepare a neighbourhood development plan. The Localism Act 2011 sets out that Neighbourhood Development Plan(s) can be made by a parish or town council, or a neighbourhood forum(s), where a parish or town council does not exist.
- 4.2 Local communities wishing to play an active role in planning for their area and/or community, can:
- prepare a Neighbourhood Development Plan setting out the vision, objectives and planning policies to shape development of their neighbourhood, and/or
  - seek to grant permission directly for certain types of development in their neighbourhood, through a Neighbourhood Development Order (NDO) or a Community Right to Build Order (CRtBO).
- 4.3 To make a Neighbourhood Development Plan, there are formal stages set out in legislation that are the responsibility of the qualifying body and the local planning authority. The Localism Act also places a 'duty to support' on the local authority to guide Neighbourhood Development Plan preparation.
- 4.4 The Council takes a proactive and positive approach to neighbourhood planning, providing advice and support to those communities interested in producing Neighbourhood Development Plans, Neighbourhood Development Orders or Community Right to Build Orders. The aim is to produce high quality plans with a good level of community buy-in and to plan effectively for places.
- 4.5 Currently there are 6 made Neighbourhood Plans in the district, with the Radley Neighbourhood Development Plan being made on the 10 October 2018. Table 4 outlines the current stage of each Neighbourhood plan as of the 17 October 2018.



Table 4: Neighbourhood Plan progress

Plan in preparation	Pre-submission consultation	Plan submitted	Plan made
Appleton with Eaton	North Hinksey	Ashbury	Blewbury- Made 14 December 2016
Chilton	Shrivenham	Wootton and St Helen Without	Drayton- Made 15 July 2016
Cumnor	Uffington and Baulking		Faringdon- Made 14 December 2016
East Challow			Great Coxwell- Made 15 July 2015
East Hanney			Longworth- Made 12 October 2016
Stanford in the Vale			Radley- Made 10 October 2018
Steventon			
Sunningwell			
Sutton Courtenay			
Wantage			
West Hanney			

## 5. Duty to Cooperate

### INTRODUCTION

5.1 Section 110 of the Localism Act 2011 introduced a statutory duty for local planning authorities to cooperate with neighbouring local authorities and other “prescribed bodies” in the preparation of development plans. In response, the Council has a duty to engage constructively with other councils and public bodies in England on a continuous basis, in order to maximise the effectiveness of the Local Plan.

5.2 The duty to cooperate is not a ‘duty to agree’. However, the Council will continue to make every effort to secure the necessary cooperation on strategic cross-boundary matters regarding the Part 2 Plan. The Council must demonstrate how they have complied with the duty at the independent examination of Part 2 Plan.

### VALE OF THE WHITE HORSE NEIGHBOURING AUTHORITIES AND PRESCRIBED BODIES

5.3 The relevant bodies in which the duty to cooperate most directly applies to in the Vale of White Horse, are as follows:

- Neighbouring authorities:
  - West Oxfordshire District Council
  - South Oxfordshire District Council
  - Cherwell District Council
  - Oxfordshire County Council
  - Oxford City Council
  - West Berkshire Council
  - Swindon Borough Council
  - Wiltshire Council
  - Cotswold District Council
  - Gloucestershire County Council

5.4 Prescribed bodies as identified in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012:

- The Environment Agency
- Historic England
- Natural England
- Highways England
- The Civil Aviation Authority
- The Homes and Communities Agency
- Clinical Commissioning Groups

- The Office of Rail Regulations
- The Highways Agency
- Local Enterprise Partnership

## KEY STAGES OF THE DUTY TO COOPERATE

5.5 For the period April 2017 to March 2018 the key stages of the duty to cooperate related to the Part 2 Plan and the Oxfordshire Growth Deal.

5.6 The Council formally consulted on the publication version of the Part 2 Plan in October and November 2017 and informed all neighbouring authorities, prescribed and other relevant bodies in accordance with legislation. Further detail on the responses received can be found in the Statement of Compliance with the Duty to Cooperate<sup>13</sup> and the Regulation 22 Statement<sup>14</sup>. A number of statements of common ground were prepared to demonstrate that the legal requirement was met<sup>15</sup>. None of the relevant bodies raised an objection on the grounds that the legal duty had not been met.

5.7 On the 14 February 2018 the Vale of White Horse District Council formally signed up to the Oxfordshire Growth Deal. Throughout the period prior to this and since there has been regular engagement with other Oxfordshire authorities through the Oxfordshire Growth Board Officers Group.

5.8 On the 30 October 2018 the inspector noted in his post hearing letter that the Duty to Cooperate had been met in the preparation of the Local Plan Part 2<sup>16</sup>.

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<sup>13</sup> Available from

<http://www.whitehorsedc.gov.uk/sites/default/files/CSD04%20Statement%20of%20Compliance%20with%20the%20Duty%20to%20Cooperate.pdf>

<sup>14</sup> Available from

<http://www.whitehorsedc.gov.uk/sites/default/files/CSD02%20Regulation%2022%20Consultation%20Statement,%20including%20Appendices%201%20and%202.pdf>

<sup>15</sup> Statements of Common Grounds, the Part 2 Plan examination library, available from

[http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=950744698&CODE=1C9B149C854D073B0506367C46E88674&NAME=The%20Local%20Plan%202031%20Part%202:%20Detailed%20Policies%20and%20Additional%20Sites%20-%20Examination%20Library&REF=VALE\\_2031\\_3&REFERER\\_URL\\_IN=&SOVA\\_IN=VALE#exactline](http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=950744698&CODE=1C9B149C854D073B0506367C46E88674&NAME=The%20Local%20Plan%202031%20Part%202:%20Detailed%20Policies%20and%20Additional%20Sites%20-%20Examination%20Library&REF=VALE_2031_3&REFERER_URL_IN=&SOVA_IN=VALE#exactline)

<sup>16</sup> Available from

<http://www.whitehorsedc.gov.uk/sites/default/files/PC03%20Inspectors%20Post%20Hearings%20Letter%20to%20VOWH%20dated%2030%20October%202018.pdf>

## 6.Spatial Strategy

### CORE POLICY 4: MEETING THE HOUSING NEED

6.1 The Part 1 Plan identifies the district's housing requirement (20,560 dwellings) which is based on the district's objectively assessed housing need (OAN). The OAN was determined by the Oxfordshire Strategic Housing Market Assessment<sup>17</sup> (SHMA), which was published in 2014. The Part 1 Plan also provides policies on housing density and mix (Core Policies 22 and 23 respectively).

6.2 The Part 2 Plan will complement the Part 1 Plan and sets out policies and locations for housing for the Vale's proportion of Oxford's housing need up to 2031 which cannot be met within the City boundaries. It contains policies for the part of Didcot Garden Town that lies within the Vale of White Horse District, and detailed development management policies to complement the Part 1 Plan, which will replace the saved policies of the Local Plan 2011. It also allocates additional development sites for housing. The policies contained in the Part 2 Plan will be monitored in future AMR's, once the plan is adopted.

6.3 Core Policy 4: Meeting the Housing Need, in the Part 1 Plan describes how the Council plans to meet the housing requirement of the district. Table 5 sets out the progress made towards this target, with the housing trajectory for the Part 1 Plan provided in Appendix A.

Table 5: Housing completions and permissions

Policy	Indicator	2017/18	Progress
CP4	Number of dwellings completed district wide	1,620	So far 6,300 dwellings have been completed over the plan period. Over the remaining plan period 14,260 dwellings are required.
	Net Number of dwellings currently with permission (Outline or full Permission) as of 31/03/18 <sup>18</sup>	9,867	
	Number of Dwellings allocated through the Part 2 Plan and NDP's	On submission of the Part 2 Plan – 3,420 <sup>19</sup> NDP's <sup>20</sup> - 0	The Part 2 Plan and/or NDPs and/or development management process to allocate additional dwellings.

<sup>17</sup> Available from <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031/evidence-base/strategi>

<sup>18</sup> Does not include applications that have a Resolution to Grant

<sup>19</sup> These figures are draft, and subject to the progress of the Part 2 Plan as it proceeds through the Examination process.

<sup>20</sup> Drayton Neighbourhood Plan allocated 3 sites of which one is now complete and 2 are under construction

6.4 The number of dwellings completed in 2017/18 was 1,620 dwellings which considerably exceeds the Part 1 Plan target of 1028 dwellings per annum, with positive progress made towards the overall housing target. The total completions for the first 7 years of the plan period (2011-2018) was 6,300 dwellings.

## CORE POLICY 5: HOUSING SUPPLY RINGFENCE

6.5 Core Policy 5 sets out how the Council will employ a ring-fence approach to housing delivery in the Science Vale area. For the purposes of the assessment of housing land supply, the ring-fence area will be treated as a separate sub-area with a housing requirement of 11,850 homes in the plan period (593 homes per annum) in support of the 15,850 jobs planned in this Sub-Area and as a contribution towards the district's housing need set out in Core Policy 4.

6.6 Table 6 outlines the net completions within the Science Vale ringfence area and the rest of the district.

*Table 6: Housing completions by housing supply area*

Year	Number of dwellings completed		
	Whole District	Science Vale Ringfence Area	Rest of District Area
2011/12	346	39	307
2012/13	268	140	128
2013/14	578	154	424
2014/15	740	204	536
2015/16	1,133	474	659
2016/17	1,615	486	1,129
2017/18	1,620	779	841
<b>Total</b>	<b>6,300</b>	<b>2,276</b>	<b>4,024</b>

6.7 The updated NPPF states “Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- 5% to ensure choice and competition in the market for land; or the delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.
- 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement

- or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”<sup>21</sup>

6.8 The Council published an updated housing supply statement in April 2018<sup>22</sup>. This shows that the Vale has a district wide supply of 6.8 years, with supply in the Science Vale being 5.3 years and in the Rest of District 9.7 years.

6.9 Appendices A, B and C provide the housing trajectories over the plan period for the district, and for the housing supply areas.

6.10 A key indicator for Core Policy 5 is jobs growth. As is shown by the indicators for Core Policy 6 and 15, there has been strong jobs growth in the district with significant employment land permitted over the plan period in the South East Vale, which largely aligns with the Science Vale area.

## **CORE POLICY 6: MEETING BUSINESS AND EMPLOYMENT NEEDS**

6.11 The Part 1 Plan sets out the required employment land needed to support the delivery of new jobs, ensuring there is sufficient land available to support the projected employment growth.

6.12 Core Policy 6: Meeting Business and Employment Needs specifies the scale and location of opportunities for economic growth to ensure that sufficient land is provided across the district in appropriate locations. The Part 1 Plan identifies a need of 218 hectares of employment land, and it projects an additional 23,000 jobs over the Plan’s period. Table 7 set out the progress made towards these targets and shows that since 2011 there has been an increase of approximately 8,000 employee jobs have been delivered in the district. Table 7 also shows that almost 64 hectares of land has been permitted on strategic employment sites, with Table 8 providing a breakdown of this in regard to permitted use classes and net floorspace.

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<sup>21</sup> Paragraph 73, Revised NPPF, available from [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

<sup>22</sup> Available from [http://www.whitehorsedc.gov.uk/sites/default/files/Vale%20YHLS%20Statement\\_FINAL.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/Vale%20YHLS%20Statement_FINAL.pdf)



Table 7: Monitoring of employment land and jobs

Policy	Indicator	2017/18	2011-18	Progress
CP6	Amount of employment land permitted on allocated sites	4.95 hectares (net)	64.91 (net)	With 64.91 hectares of employment land permitted over the plan period. so far demonstrating good progress. There is 154.01 hectares of employment land remaining to be developed.
	Jobs growth	No Change	8,000	It is expected that there will be 15,000 additional jobs created in the district over the remaining years of the plan period. Good progress has been made so far towards the overall total of 23,000 jobs.
	Business counts	12,545 <sup>23</sup>	N/A	N/A

6.1. Table 8 provides the total amount of land permitted on strategic sites in the district by use class<sup>24</sup>. This demonstrates there has been substantial progress made towards the delivery of employment land.

Table 8: Net floorspace permitted by use class.

Period	A Class	B Class	C Class	D Class	S/G
2017/18	0	11,698	0	523	
2011-2018	3,701	140,618	14,778	2,463	15,117

## CORE POLICY 7: PROVIDING SUPPORTING INFRASTRUCTURE AND SERVICES

6.13 Core Policy 7: Providing Supporting Infrastructure and Services, specifies how all new development will be required to provide necessary on-site and, where appropriate, off-site infrastructure requirements arising from new housing and employment development. The type and level of infrastructure and service provision associated with development is set out in more detail in the Vale's Infrastructure Delivery Plan (IDP) and the site development templates in Appendix A of the Part 1 Plan. Monitoring of Core Policy 33 provides information on the progress of key infrastructure projects in the district. Table 17 provides an update on the key transport projects in the district.

6.14 The Community Infrastructure Levy (CIL) is a levy charged on new development in the Vale. The money raised will be used to fund infrastructure to support growth in the district, in accordance with our spending priorities. The CIL charging schedule which was adopted on the 27 September 2017, with

<sup>23</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157326/printable.aspx>

<sup>24</sup> This includes permissions for all types of land use other than C3 residential

implementation from the 01 November 2017. The total money received through CIL in 2017/18 (1 November 2017 to 31 March 2018) was £70,014.12. There was no CIL expenditure for this time period. More detailed information can be found in the CIL Annual Financial statement 2017/18, which is available on the Council's website<sup>25</sup>. A total of £8,102,790.79 was received in 2017/18 from S106 contributions for infrastructure in the Vale of White Horse.

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<sup>25</sup> Available from

[http://www.whitehorsedc.gov.uk/sites/default/files/CIL%20Statement%202017\\_18%20Vale.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/CIL%20Statement%202017_18%20Vale.pdf)

## 7.Sub-Area Strategies

### ABINGDON-ON-THAMES AND OXFORD FRINGE SUB-AREA STRATEGY

#### **Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area**

7.1. Core Policy 8 sets out the spatial strategy for the Abingdon-on-Thames and Oxford Fringe Sub-Area, with the aim being to maintain the service and employment centre roles for Abingdon-on-Thames and Botley. It sets out a housing requirement of 5,438 homes to be delivered and identifies 3.2 hectares of employment for future business and employment growth.

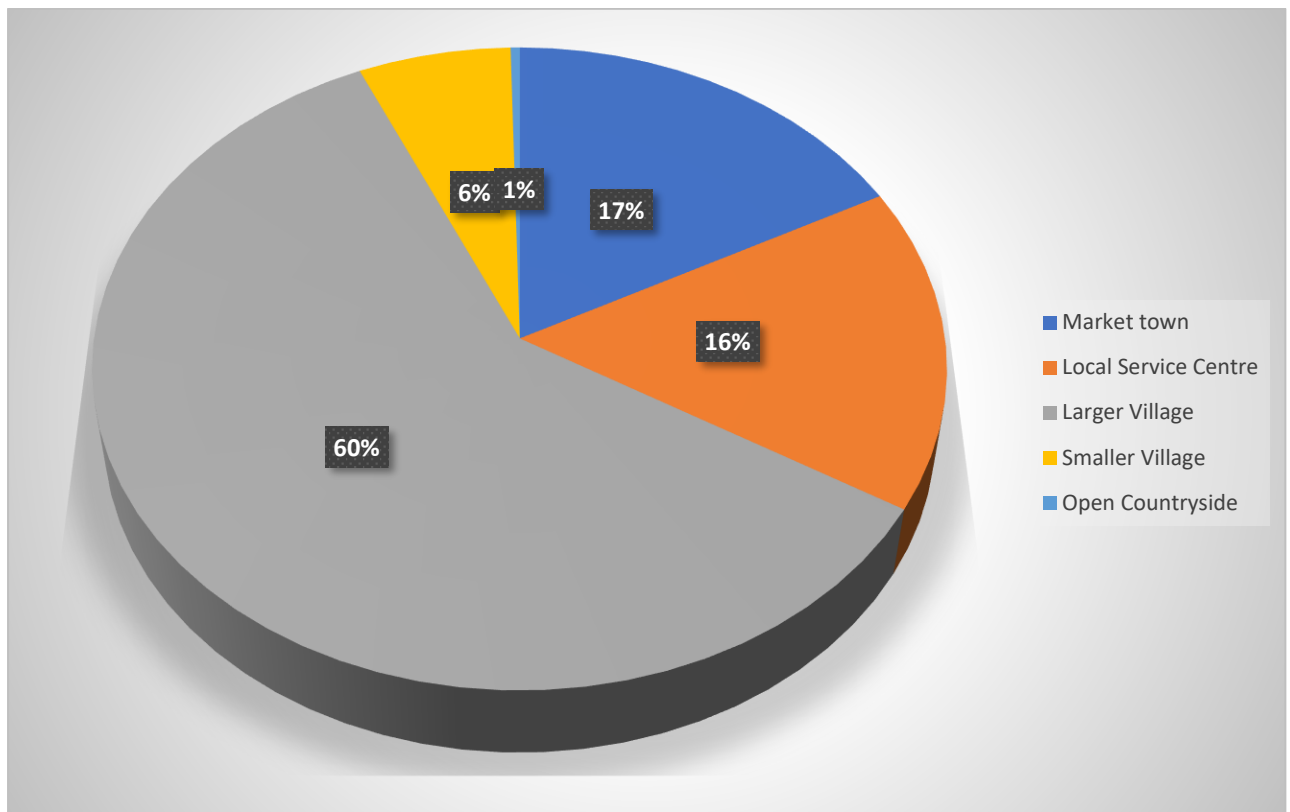
7.2. Table 9 shows the net housing completions in the Sub-Area since the start of the plan period. This shows that housing delivery in the Sub-Area is on track to meet the housing requirement and is currently over delivering on the annual requirement, with a surplus of 736 dwellings over the plan period.

*Table 9: Ab' & Ox' Sub-Area housing completions*

<b>Ab' &amp; Ox' Sub-Area</b>	<b>Annual Housing completions</b>	<b>Annual Housing requirement</b>
<b>2011/12</b>	77	272
<b>2012/13</b>	79	272
<b>2013/14</b>	304	272
<b>2014/15</b>	256	272
<b>2015/16</b>	444	272
<b>2016/17</b>	899	272
<b>2017/18</b>	580	272
<b>Total</b>	<b>2,639</b>	<b>1,903</b>
<b>Average</b>	<b>377</b>	<b>272</b>

7.3. Core Policy 8 sets out that development in the Sub-Area should be in line with the settlement hierarchy as set out in Core Policy 3. Figure 2 sets out the proportion of housing growth in each settlement category within the Sub-Area. This shows that the majority of growth has been delivered in the Market Town, Local Service Centre and Larger Villages, with very little in the open countryside, in accordance with the settlement hierarchy.

Figure 2: Housing growth by settlement category



7.4. Substantial progress is being made on strategic allocations in the Sub-Area, with all sites having at least a planning application that is under consideration and over half with either outline or full permission;

- North of Abingdon-on-Thames- Outline permission was granted in November 2017 for up to 950 dwellings and an 80-bed care home, C2 use.
- North-West of Abingdon-on-Thames- Outline permission was granted in February 2018 for 200 homes on the site that is east of Wootton road.
- North-West of Radley- Planning application was submitted in July 2017, with a resolution to grant, granted at Planning Committee in May 2018.
- South of Kennington- Planning application was submitted in October 2017 for 240 homes, with a resolution to grant granted at Planning Committee in August 2018.
- East of Kingston Bagpuize with Southmoor- Full permission and is under construction, with 10 homes completed in 2017/18.

7.5. Core Policy 8 also sets out the amount of employment land to be delivered in the Sub-Area. Table 10 shows that there has been a net gain of nearly 1 hectare of employment land in the sub-area. As table 11 shows, there has been strong increases in the amount of employment floorspace on the allocated sites.

Table 10: Abingdon &amp; Oxford Fringe Sub-Area employment permissions

Policy	Indicator	2017/18	2011-18	Target
CP8	Amount of employment land permitted on allocated sites	0.09 hectares (net)	0.9 (net)	3.2 Hectares

Table 11: Floorspace permitted at employment allocations, Abingdon &amp; Oxford Fringe Sub-Area

Employment allocation	A class (m <sup>2</sup> )	B Class (m <sup>2</sup> )	C Class (m <sup>2</sup> )	D Class (m <sup>2</sup> )	S/G class (m <sup>2</sup> )
Abingdon Business Park	0	1,038	0	547	427
Abingdon Science Park	0	4,735	0	0	0
Cumnor Hill	0	0	0	0	0
Wootton Business Park	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>5,773</b>	<b>0</b>	<b>547</b>	<b>427</b>

### Core Policy 9: Harcourt Hill Campus

7.6. Oxford Brookes University's Harcourt Hill Campus Masterplan has been deferred, so the university can address some of the matters raised in public consultation.

### Core Policy 10: Abbey Shopping Centre and the Charter, Abingdon-on-Thames

7.7. Core Policy 10 relates to the Abbey Shopping Centre and Charter Area in Abingdon-on-Thames. The policy states that proposals for retail led development will be supported in line with the adopted Supplementary Planning Document. During 2017/18 there were no applications permitted for retail development, or for the loss of current retail uses.

### Core Policy 11: Botley Central Area

7.8. The West Way Shopping Centre in Botley is identified by the Part 1 Plan as in need of redevelopment to fulfil its potential. Core Policy 11 ensures that any proposals for redevelopment in the Botley Central Area will be supported as long as they support Botley's role as a Local Service Centre.

7.9. In September 2016 permission was granted for the redevelopment of the West Way shopping centre which will provide net additional retail floorspace of nearly 1,500m<sup>2</sup>, along with residential and academic accommodation. The redevelopment will provide 20 retail units, a food store with other supporting commercial uses. There are also a range of community and leisure uses proposed including a hotel, replacement library, replacement community hall and replacement Baptist church. This all fits within the parameters defined by the policy.

### **Core Policy 12: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area**

7.10. Core Policy 12 sets out land to be safeguarded within the Sub-Area for strategic highway improvements. This ensures that no planning permissions will be granted on safeguarded land that will prejudice the delivery of key highway projects.

7.11. During 2017/18 no permissions were granted on safeguarded land that would impact the delivery of the identified schemes.

### **Core Policy 13: The Oxford Green Belt**

7.12. The Oxford Green Belt was first conceived in 1956 and its boundaries approved in 1975, some 40 years ago. The purpose of the Oxford Green Belt in the Vale of White Horse District is to prevent urban sprawl around Oxford by keeping the land permanently open, and to preserve the rural setting and special character of the city of Oxford.

7.13. Core Policy 13 sets out that development can be permitted in a number of settlements within the Green Belt where the development is within the existing built area of the settlement and defines the types of development that are considered acceptable in the Green Belt.

7.14. During 2017/18 there were 84 permissions granted for new development in the Green Belt. These applications were all granted in line with Core Policy 13 and were considered to be appropriate development in the green belt.

### **Core Policy 14: Strategic Water Storage Reservoirs**

7.15. Core Policy 14 safeguards land for a reservoir and ancillary works between the settlements of Drayton, East Hanney and Steventon, and to the north of Longworth unless subsequent publication of Thames Water's Resources Management Plan 2019 indicates that the location is not necessary for future reservoir provision. Development that might prejudice the implementation of a new reservoir on the safeguarded sites will be refused.



7.16. During 2017/18, there were two permissions granted on safeguarded land. They were permitted as temporary permissions for a duration of 3 years and thus will prejudice the delivery of the water reservoirs impact on the safeguarded land.

## **SOUTH EAST VALE SUB-AREA STRATEGY**

### **Core Policy 15: Spatial Strategy for South East Vale Sub-Area**

7.17. Core Policy 15 sets out the spatial strategy for the South East Vale, stating the overarching priority for the Sub-Area is to secure the aligned delivery of housing and employment growth together with the infrastructure required to achieve sustainable development. Development in the Sub-Area should also be in accordance with the settlement hierarchy set out in Core Policy 3.

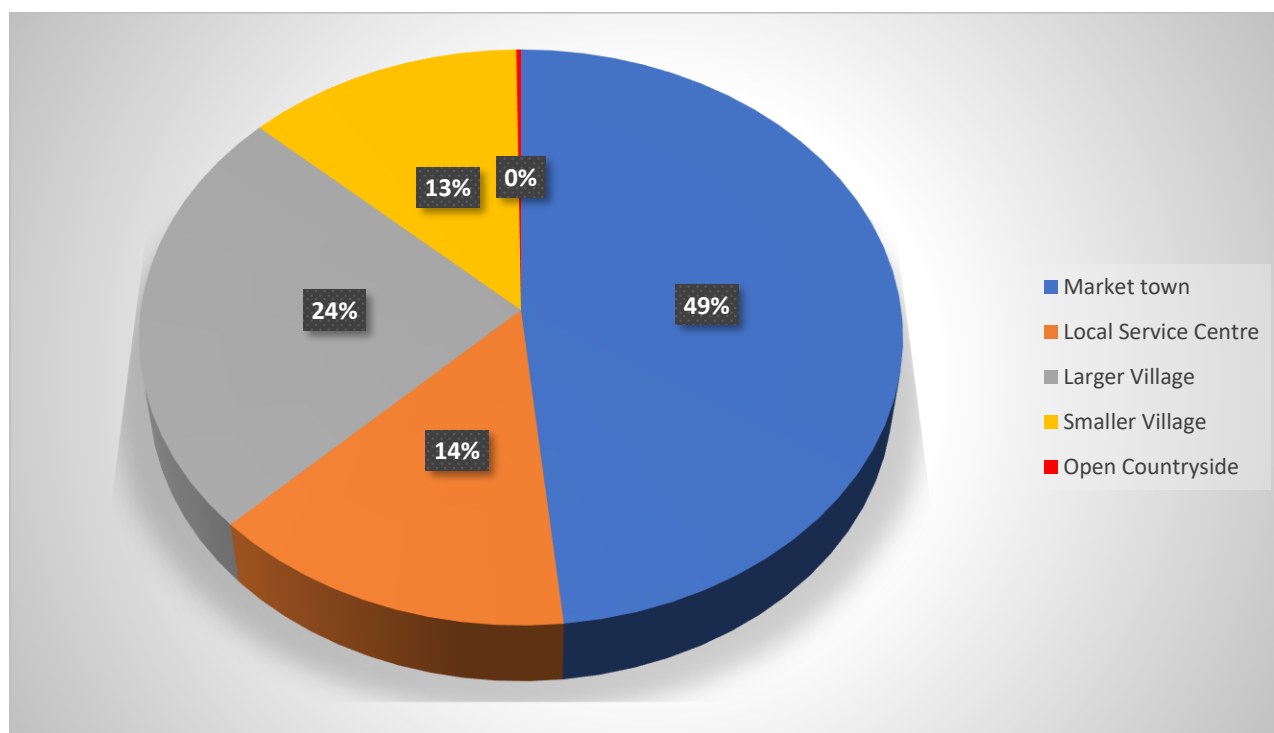
7.18. The policy sets out the requirement of at least 12,450 homes to be delivered in the plan period, with 9,055 homes to come through strategic allocations. CP15 also sets out the requirement of 208 hectares of employment land to be provided for business and employment growth in the Sub-Area. Table 12 sets out the housing completions in the Sub-Area since the beginning of the plan period.

*Table 12: SE Vale housing completions, 2011-2018*

<b>SE Vale Sub-Area</b>	<b>Annual Housing completions</b>	<b>Annual Housing requirement</b>
2011/12	53	623
2012/13	140	623
2013/14	154	623
2014/15	206	623
2015/16	479	623
2016/17	504	623
2017/18	802	623
<b>Total</b>	<b>2338</b>	<b>4361</b>
<b>Average</b>	<b>334</b>	<b>623</b>

7.19. The table shows that there has been an overall shortfall in housing delivery in the South East sub-area of 2023 dwellings. However, delivery has improved greatly especially since the Adoption of the Part 1 Plan. Figure 3 shows the housing growth in the Sub-Area according to the settlement hierarchy.

Figure 3: Housing growth by settlement category



7.20. This shows that housing growth in the SE Vale Sub-Area is in line with the settlement hierarchy, with the majority of housing being delivered in the Market Town and Local Service Centre. Of the 301 homes delivered in smaller villages in the sub-area a development at Land to the South of Chilton Field, which was allocated in the 2011 Local Plan, accounted for 275 of these. All other development in the smaller villages was of small scale. There is almost no housing being delivered in the open countryside in accordance with the Policy.

7.21. Table 21 shows the current status of the Part 1 Plan allocations in the Sub-Area. This shows that the allocated sites are making good progress towards delivery with the majority of allocated sites having full or outline permission, and construction has started on 2 sites;

- Milton Heights- Site received full permission in October 2017, with the first homes expected to be delivered in 2018/19.
- Valley Park- This site received a resolution grant permission, at planning committee in April 2016. Work on the completion of the S106 is ongoing, though it is expected to be finalised in the near future.
- North West Valley Park- No application has been submitted
- West of Harwell- This site has full permission and is currently under construction, with 30 units completed in 2017/18.
- Crab Hill- Outline permission was granted in July 2015 for 1,500 homes. A number of reserved matters applications have now been

submitted and permitted, and work has now commenced on site. Homes are expected to be delivered in 2018/19.

- Monks Farm- This site allocation has had a number of different applications submitted. There are 368 homes that have detailed permissions through 3 separate applications with some of these already built. An outline application submitted for close to 400 homes on another part of the site was given resolution to grant at planning committee in July 2018, subject to the signing of the S106.
- Grove Airfield- Outline permission was granted in July 2017 for 2500 homes on this site. Since April 2018 three reserved matters applications have been permitted, with the first homes expected to be delivered towards the end of 2018/19.
- East of Sutton Courtenay- Outline application was submitted on this site and was withdrawn prior to determination in August 2018.

7.22. Table 13 sets out the progress in the South East Sub-Area in regard to employment. There was sharp growth in the early years of the plan period, strongly influenced by the creation of the enterprise zones at Harwell and Milton. The growth is now maintaining a stable increase.

*Table 13: SE Vale employment permissions*

Policy	Indicator	2017/18	2011-17	Target 2011-2031
CP15	Amount of employment land permitted on allocated sites	4.86 hectares (gross)	59.39 hectares (gross)	208 Hectares

7.23. Table 14 sets out the amount of net change of floorspace at each allocation by use class. As is shown, the vast majority of the floorspace permitted is B use class.

*Table 14: Floorspace permitted on employment allocations, SE Vale*

Employment allocation	A class (m <sup>2</sup> )	B Class (m <sup>2</sup> )	C Class (m <sup>2</sup> )	D Class (m <sup>2</sup> )	S/G (m <sup>2</sup> )
Milton Park	884	34,948	7,508	216	13,875
Harwell campus	0	62,688	7,270	1,700	307
Monks Farm, North Grove	0	0	0	0	0
Didcot A	0	22,363	0	0	0
Milton Hill Business and Technology Park	0	11,070	0	0	268
Grove Technology	0	2,587	0	0	240
<b>Total</b>	<b>730</b>	<b>133,656</b>	<b>14,778</b>	<b>1,916</b>	<b>14,690</b>

7.24. The Milton Park LDO sets out the permitted uses of applications in the Enterprise Zone area. Table 14 provides the floorspace permitted for the LDO, which is in line with these permitted uses.

### **Core Policy 16: Didcot A Power Station**

7.25. Core Policy 16 states the Council's support for the redevelopment of Didcot A power station to provide a high quality mixed use development and provides the key design principles for the development. At planning committee in July 2016 an application for a mixed-use development was given resolution to grant permission subject to the signing of the S106. Currently work is ongoing to complete the S106. In August 2016 a different permission was granted for the development on part of the site for a storage and distribution building. Approximately 6 hectares of the target of 29 hectares of employment land has currently been permitted.

7.26. The policy also safeguards land for the proposed route of the new Science Bridge and A4130 re-routing. No planning applications have been granted that would prejudice the construction or operation of this highway infrastructure.

### **Core Policy 17: Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area**

7.27. In order to deliver the growth in the South East Vale Sub-Area and the wider Science Vale area, the Science Vale Area Strategy has identified highways infrastructure to mitigate the impact of the planned growth across Science Vale and secure the future economic viability of the area. Other infrastructure needs will be considered through the development of the Local Transport Plan 4 being developed by Oxfordshire County Council, and the Part 2 Plan.

7.28. There has been progress on a number of infrastructure projects in the South East Vale. Improvements to Milton and Chilton interchanges, Backhill lane cycle and pedestrian scheme have been completed with a number of projects in the Access to Economic Zone<sup>26</sup> package also complete.

7.29. The CIL annual financial report<sup>27</sup> details the amount of CIL money received and spent and can be found on the Council website. As CIL contributions commenced on the 1 November 2017, no CIL money has currently been spent. The County and District Councils have received over £2.5 million from S106 funding related to allocated sites in the sub-area.

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<sup>26</sup> As set out in table 5 of the Infrastructure Delivery Plan, available from <http://www.whitehorsedc.gov.uk/sites/default/files/Updated%20IDP.PDF>

<sup>27</sup> Available from [http://www.whitehorsedc.gov.uk/sites/default/files/CIL%20Statement%202017\\_18%20Vale.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/CIL%20Statement%202017_18%20Vale.pdf)

## **Core Policy 18: Safeguarding of land for Transport Schemes in the South East Vale Sub-Area**

7.30. Core Policy 18 sets out the land safeguarded to support the delivery of infrastructure schemes in the Sub-Area. There were no planning applications approved in 2017/18 that would prejudice the transport schemes.

## **Core Policy 19: Re-opening of Grove Railway Station**

7.31. Core Policy 19 states the Council's support for the re-opening of Grove railway station and ensures that no planning applications that would prejudice the delivery of the station will be permitted on land identified for the development. As mentioned above, there have been no planning applications approved on the safeguarded land that would prejudice the station coming forward.

7.32. Detailed feasibility works are underway to inform the preferred location of the new station and has identified the need to safeguard a wider area for the provision of a new station. Core Policy 18a and 19a in the Part 2 Plan seek to update the Part 1 Plan policies relating to this<sup>28</sup>.

## **WESTERN VALE SUB-AREA STRATEGY**

### **Core Policy 20: Spatial Strategy for Western Vale Sub-Area**

7.33. The spatial strategy for the Western Vale is set out in Core Policy 20 of the Part 1 Plan. It sets out that the overarching priority for the Sub-Area is to protect the service centre role of Faringdon and deliver a balance of housing and employment to improve the self-sufficiency of the area and to protect the vitality and viability of our rural communities. The housing requirement for the Sub-Area is set at 3,173 new homes, with 1,650 delivered through strategic allocations. 7.38 hectares of employment has been identified to provide for business and employment growth, whilst strategic employment sites have also been safeguarded.

7.34. Table 15 sets out housing delivery in the Sub-Area against the housing requirement since the start of the plan period. This shows that Western Vale has been meeting its housing requirement and has slightly over delivered in the previous plan years, with a surplus of 210 dwellings over the plan period.

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<sup>28</sup>Page 51,

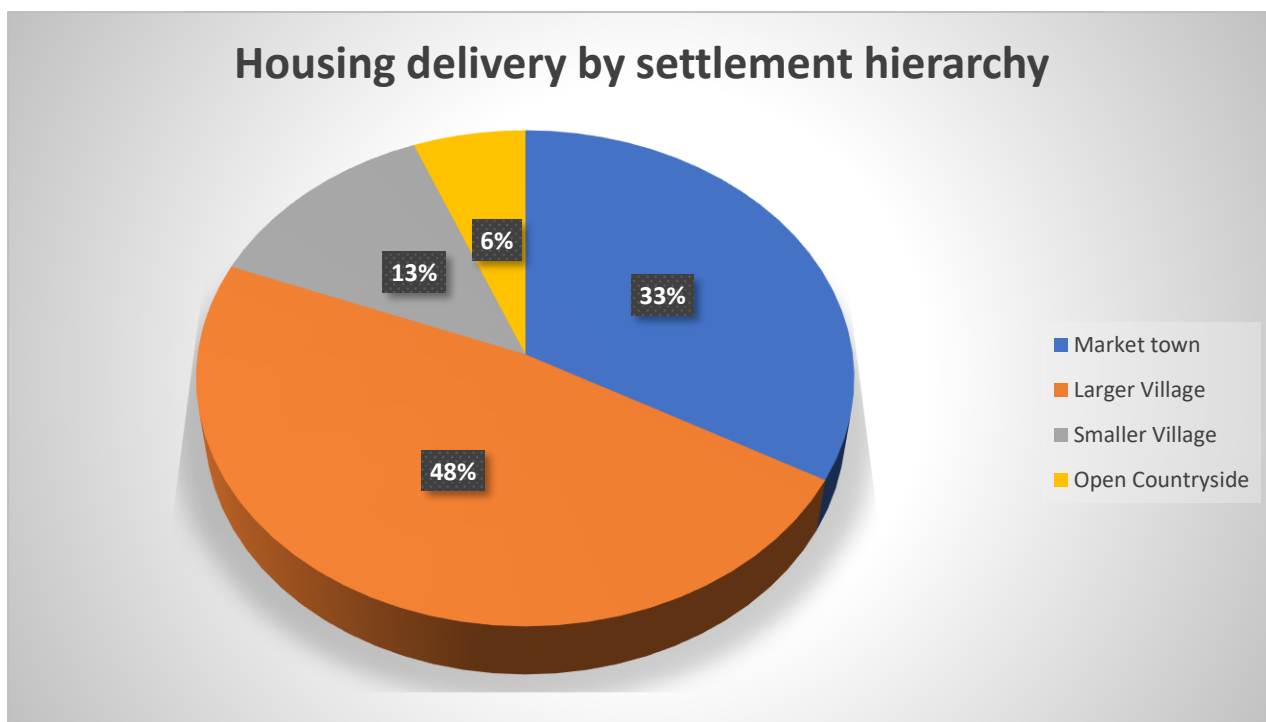
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Table 15: Western Vale completions, 2011-2018

Western Vale Sub-Area	Annual Housing completions	Annual Housing requirement (3173/20)
2011/12	216	159
2012/13	49	159
2013/14	120	159
2014/15	278	159
2015/16	210	159
2016/17	212	159
2017/18	238	159
<b>Total</b>	<b>1323</b>	<b>1113</b>
<b>Average</b>	<b>189</b>	<b>159</b>

7.35. Figure 4 illustrates the split of development according to the settlement hierarchy. The majority of growth has been in the Market Town and Larger Villages, in line with the settlement hierarchy. There has been a small amount of growth in the open countryside, which has largely come through the change of use and redevelopment of agricultural buildings, which is in accordance with the overall development plan.

Figure 4: Western Vale housing delivery by settlement hierarchy



7.36. The progress of the strategic allocations in the Western Vale is set out in below. This shows that substantial progress is made with strategic allocations in the Western Vale, with all sites having an application submitted and 5 of them having permission;

- Land South of Park Road- A hybrid application for 425 homes was submitted in April 2017. Detailed permission has been sought for 103



of these homes, with outline permission for the remaining 322. A resolution to grant the application, subject to the signing of the S106, was given at planning committee in September 2018.

- West of Stanford in the Vale- This site has been divided into two, with two outline permissions granted during 2016/17. Reserved matters applications for both parts of the site were received in August 2018 and are currently under consideration.
- South of Faringdon- Detailed permission was granted for this site in June 2017. Construction has commenced with 5 homes being completed during 2017/18.
- South West of Faringdon- An application on this site was submitted in March 2016, with. Outline permission granted in June 2018.
- East of Coxwell road- This site is divided into two, totalling 200 homes. Both parts of the site are under construction with a total of 50 homes were completed in 2017/18.
- North of Shrivenham- Another site that has two separate permissions, with outline permissions granted for 240 and 275 homes in April and October 2017 respectively. Reserved matters were submitted for 240 homes in April 2018.

7.37. Table 16 sets out the progress in the Sub-Area to meeting its employment land requirement. It shows that substantial progress is being made towards meeting the overall target for the plan period, having permitted over half of the target land amount.

*Table 16: Western Vale employment permissions*

Policy	Indicator	2017/18	2011-17	Target 2011-2031
CP20	Amount of employment land permitted on allocated sites	0 hectares	4.62 hectares (gross)	7.4 Hectares

1.2. The floorspace permitted at each strategic allocation site is set out in table 17.

*Table 17: Floorspace permitted on employment allocations, Western Vale*

Employment allocation	A class (m <sup>2</sup> )	B Class (m <sup>2</sup> )	C Class (m <sup>2</sup> )	D Class (m <sup>2</sup> )	S/G class (m <sup>2</sup> )
South of Park Road, Faringdon	0	0	0	0	0
Land adjacent to A420 (4 & 20 site), Faringdon	2,817	1,189	0	0	0
Land north of Park Road (HCA site), Faringdon	0	0	0	0	0
<b>Total</b>	<b>2,817</b>	<b>1,189</b>	<b>0</b>	<b>0</b>	<b>0</b>

## **Core Policy 21: Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area**

7.38. Core Policy 21 sets out the safeguarded land in the Western Vale, with 2 areas around Shrivenham and one by Great Coxwell and Faringdon. Maps of the areas can be found in the appendices of the Part 1 Plan. There have been no relevant planning applications permitted that would prejudice the delivery of key infrastructure projects on this land.

## 8. District Wide Policies

### BUILDING HEALTHY AND SUSTAINABLE COMMUNITIES

#### Core Policy 22: Housing Mix

- 8.1 Core Policy 22 details the mix of dwelling types and sizes to meet the needs of current and future households on all new residential development, in accordance with the Oxfordshire Strategic Housing Market Assessment. It is important to note that Core Policy 22 in the Part One Plan takes a flexible approach to the implementation of housing mix<sup>29</sup> to ensure the viability of schemes. The SHMA also identifies that when applying the housing mix targets regard should be had to “the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.”<sup>30</sup> This means that there will inevitably be some diversion from the SHMA targets.
- 8.2 Table 18 below provides information for the combined market and affordable housing mix on sites given permission during 2017/18. This does not represent all permissions in 2017/18, only permissions where bed split data was available, for example outline permissions do not generally include an agreed housing mix. It shows the total permission for 1 bed and 2 bed properties are largely in line with the SHMA target, with the number of 3 beds permitted being under the target and the number of 4 beds permitted being over the target, however on balance the appropriate mix of housing is being permitted overall.

Table 18: Housing permissions bed split, 2017/18

	1 bed	2 bed	3 bed	4+ bed
Percentage	12%	32%	31%	25%
SHMA Target Percentage	15%	30%	40%	15%

- 8.3 Table 19 shows the bed split of market housing permitted in 2017/18. 1 bed and 2 bed unit provision are in line with the SHMA target, with 3 bed units having under provision and 4 bed units over provision.

Table 19: Market Housing permissions bed split, 2017/18

	1 bed	2 bed	3 bed	4+ bed
Percentage	6%	23%	34%	36%
SHMA Target Percentage <sup>31</sup>	6%	22%	43%	29%

<sup>29</sup> Core Policy 22, Page 106, available from [http://www.whitehorsedc.gov.uk/sites/default/files/359975%20VWH%20Plan\\_Body\\_DIGITAL%205-7.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/359975%20VWH%20Plan_Body_DIGITAL%205-7.pdf)

<sup>30</sup> Paragraph 7.4, Page 137, Strategic Market Housing Assessment 2014, available from [http://www.southoxon.gov.uk/sites/default/files/2014-04-14\\_Final%20SHMA%20Report.pdf](http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf)

<sup>31</sup> The percentage figures have been rounded to the nearest whole number

8.4 Table 20 shows the bed split of affordable housing permitted in 2017/18, against the targets set out in the SHMA. Welfare reform since the publication of the SHMA has resulted in a significant number of households being unable to access the smallest and largest units, with a corresponding increase in demand for 2 and 3 bed units. In accordance with CP22 housing register data is also being used to inform need, as part of a wider demand analysis. Affordable housing units permitted during 2017/18 have been in accordance with this need.

*Table 20: Affordable housing permissions bed split, 2017/18*

	1 bed	2 bed	3 bed	4+ bed
Percentage	12%	56%	31%	1%
SHMA Target Percentage <sup>32</sup>	27%	35%	34%	4%

8.5 Table 21 provides the percentage bed split of C2 dwellings permitted in 2017/18. As defined by the Town and Country Planning (Use Classes) order 1987<sup>33</sup> C2 uses represent

*“the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses))”.*

8.6 132 C2 units were approved in 2017/18. Of the 132 the majority of these were 1 bed units. An application for 80 extra care units has also been permitted, taking the total to 212 units, however details on the unit sizes have not yet been submitted.

*Table 21: C2 permissions bed split, 2017/18*

	1 bed	2 bed	3 bed	4+ bed
Percentage	71%	28%	0	1%
SHMA Target Percentage	N/A	N/A	N/A	N/A

### **Core Policy 23: Housing Density**

8.7 Core policy 23 specifies the minimum density of 30 dwellings per hectare that the council will seek on all new housing development, unless material considerations and/or circumstances indicate otherwise.

8.8 The average density for all homes permitted in 2017/18 was 16 dwellings per hectare. However, this number includes many small developments. If we only consider major developments with a net gain of 10 homes or more, the

<sup>32</sup> The percentage figures have been rounded to the nearest whole number

<sup>33</sup> Available from <http://www.legislation.gov.uk/ukxi/1987/764/schedule/made>

average density is 42 dwellings per hectare demonstrating efficient use of land is taking place in the district.

### Core Policy 24: Affordable Housing

- 8.9 The 2014 SHMA assessed the affordable housing needs within the district and determined there was a need of 273 dwellings annually. To address this need, Core Policy 24 in the Part 1 Plan states that for housing developments providing a net gain of eleven dwellings or more the council will seek 35% provision of affordable housing, subject to viability<sup>34</sup>. Core Policy 24 also states that the affordable housing provided should be split into rent (either social or affordable) and intermediate, with a 75:25 split respectively. Table 22 and Table 23 shows how the council is performing against these targets over the plan period.

Table 22: Delivery of affordable housing by type, 2011-2018

Year	Affordable rent	Shared ownership	Total
2011/12	51	12	63
2012/13	93	50	143
2013/14	42	25	67
2014/15	193	57	250
2015/16	241	85	326
2016/17	265	71	336
2017/18	200	111	311
<b>Total Percentage share</b>	<b>73</b>	<b>27</b>	<b>1496</b>

- 8.10 As Table 22 shows, the provision of affordable housing is in accordance with the policy requirements.

Table 23: Affordable housing delivery against 35% target

Year	Total Dwellings (Sites with net gain of 11+)	Affordable units	Percentage (Target 35%)
<b>2011/12</b>	223	63	28
<b>2012/13</b>	171	143	84
<b>2013/14</b>	469	67	14
<b>2014/15</b>	630	250	40
<b>2015/16</b>	947	326	34
<b>2016/17</b>	1150	336	29
<b>2017/18</b>	1339	311	23
<b>Total</b>	<b>4929</b>	<b>1496</b>	<b>30</b>

<sup>34</sup> Paragraph 63 of the updated NPPF states that “affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas”. A major development is defined as a site of providing 10 or more homes. This supersedes the threshold set out in adopted policy CP24 and will apply when monitoring this policy in 2018/19

- 8.11 Table 23 shows that the delivery of affordable is largely in accordance with the policy. It will always be a challenge to be at 35%, as for some sites it may not be viable for them to provide that level of affordable housing. However, against the target of 273 dwellings as put forward by the SHMA, the district has exceeded the target for the past 3 years.

### **Core Policy 25: Rural Exception Sites**

- 8.12 Core Policy 25 relates to rural exception sites. Rural exception sites are defined in the NPPF as “Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.”<sup>35</sup> No applications were made for rural exception sites during 2017/18 and therefore there were no permissions.

### **Core Policy 26: Accommodating Current and Future Needs of the Ageing Population**

- 8.13 Core Policy 26 details the Council’s aim to increase the delivery of housing designed for older people. In 2017/18 an extension to Oakenholt Nursing Home, Cumnor was permitted, providing an additional 40 residential and nursing beds. There were a further 195 units permitted for elderly accommodation under C2 use. Over the period 2011-2018, 507 homes designed for the use of older people have been permitted.

- 8.14 The following strategic allocations are providing homes for an ageing population;

- Grove Airfield- An 80-bed care home is to be constructed as part of the development;
- Crab Hill- It has been agreed at outline stage that a care home will be built as part of the development;
- North of Abingdon-on-Thames- This strategic development will provide 50 retirement homes and an 80-bed care home;
- Land South of Park Road, Faringdon- The outline permission provides for an extra care facility of up to 60 units.

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<sup>35</sup> Available from

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## **Core Policy 27: Meeting the Housing Needs of Gypsies, Travellers and Travelling Show People**

8.15 Core Policy 27 states the Council will aim to provide at least 13 pitches for Gypsies and Travellers during the plan period. The following permission have been granted for gypsies and travellers, which has also been delivered:

- P12/V1901/FUL - on land at the south-western side of Highworth Road, Watchfield, for change of use of land for the stationing of caravans for residential purposes for eight gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use

8.16 The council produced an updated joint Gypsy, Traveller and Travelling Show People accommodation assessment with Cherwell district council, Oxford city council and South Oxfordshire District Council in 2017. The new assessment identifies that only one new pitch is required in the later part of the plan period (2027-2031). The Council is therefore currently meeting its requirements and future planning applications will continue to be considered against the criteria set out in CP27.

## **SUPPORTING ECONOMIC PROSPERITY**

### **Core Policy 28: New Employment Development on Unallocated sites**

8.17 Core Policy 28 supports Core Policy 6 by supporting appropriate B-Class employment development on unallocated sites across the district. During 2017/18 there was a total of 4.76 hectares of land permitted to provide employment uses on unallocated sites.

### **Core Policy 29: Change of Use of Existing Employment Land and Premises**

8.18 Core Policy 29 seeks to ensure that employment use is maintained on land where it is viable and needed. In 2017/18 there was 1.8 hectares of employment land given permission to change its use. This is much less than the amount of land permitted for new employment uses. Of the 1.8 hectares of employment land lost, 1.71 hectares of this was to provide new homes. Changes through Permitted development rights, where CP29 does not come into effect, account for the majority of this at 1.13 hectares.

### **Core Policy 30: Further and Higher Education**

8.19 Core Policy 30 supports improvements to further and higher education facilities 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.

8.20 Table 24 sets out the new education facilities planned for the district relating to new housing developments<sup>36</sup>.

*Table 24: New education facilities*

Location	Type of school	Opening date	Sponsor
Aureus Primary School, Didcot Great Western Park	2 form entry primary school	September 2018	GLF schools
Grove Airfield	All-through 2-16 free school (subject to final approval by Secretary of State)	2020	Vale Academy Trust
North East Wantage (Crab Hill)	2 form entry primary school, being directly delivered by housing developer	2021 (tbc)	To be decided
Didcot Valley Park	SEN school, 100 pupils	Housing dependent – early 2020s	To be decided
Didcot Valley Park	Two 2 form entry primary schools	Housing dependent	To be decided
Didcot North West Valley Park	One primary school	Housing dependent	To be decided
North Abingdon	1.5-2 form entry primary school	Housing dependent	To be decided
Grove Airfield	2 form entry primary school	Housing dependent	To be decided

8.21 There were three applications approved in 2017/18 for extending existing education facilities in the district;

- Kingfisher School, Abingdon- Proposed demolition of temporary classroom buildings and construction of 3 classrooms;
- Faringdon Community College- New 3 story building to expand the college from 7 form entry to 9 form entry;
- King Alfred Academy- Placement of a modular building on site to provide a dance, drama and social building.

<sup>36</sup> Available from

<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/childreneducationandfamilie/s/educationandlearning/schools/ourworkwithschools/pupilplaceplan/PupilPlacePlan.pdf>

## Core Policy 31: Development to Support the Visitor Economy

- 8.22 Core Policy 31 encourages development that advances the visitor economy for leisure and business purposes and supports proposals that fit within the guidelines of the policy.
- 8.23 During 2017/18 there were 10 permissions approved which contribute to the visitor economy. The majority of these were for small scale developments in the smaller villages and open countryside, permitted in line with the policy. However, there was a major permission granted for a new 160 room hotel at Milton Park, which will provide key conference facilities for businesses in the local development zone. This hotel is under construction and nearing completion.

## Core Policy 32: Retailing and Other Town Centre Uses

- 8.24 Core Policy 32 determines that the Market Towns and Local Service Centres, as defined by the settlement hierarchy, are the preferred locations for larger scale retail development or redevelopment. Proposals for retail developments intend to serve the day to day needs of the community in the larger and smaller villages which is also supported by this policy.
- 8.25 Table 25 shows the amount of retail floorspace permitted in settlements as defined by the settlement hierarchy.

Table 25: Retail floorspace

Settlement Hierarchy	A1 floorspace (m <sup>2</sup> )
Market Towns	640
Local Service Centres	4,470
Larger Villages	2,300
Smaller Villages	397
Open Countryside	0

- 8.26 There have been two permissions during 2017/18 that meet the policy indicator criteria of being over 500m<sup>2</sup> (or 1000m<sup>2</sup> in Abingdon-on-Thames and Wantage), with both being in the Local Service Centres. For these applications it is expected that a retail impact assessment is submitted. The applications were as follows:
- P16/V3227/FUL- Part refurbishment and redevelopment of Seacourt Tower retail park. This application was accompanied by a retail impact assessment.
  - P12/V0299/O- This is an outline application relating to the Grove Airfield development, which provides for nearly 3,500m<sup>2</sup> of retail floorspace. Currently no retail impact assessment has been received,

however this would be expected to be submitted along with the reserved matters for the relevant phase of development.

## SUPPORTING SUSTAINABLE TRANSPORT AND ACCESSIBILITY

### Core Policy 33: Promoting Sustainable Transport and Accessibility

- 8.27 The overall aim of Core Policy 33 is to ensure that the impacts of development on the road network are minimised, that key improvements to the transport network are supported and that new developments are designed in a way that promotes sustainable transport.
- 8.28 A key indicator for this policy is the change in average journey times, on areas that are monitored by the local Highways Authority. There has been no updated information on average journey times relating to the district.
- 8.29 All major developments approved in 2017/18 either contained a travel plan for the plan, or a condition requiring a travel plan to be provided. Travel plans will ensure residents of new developments are aware of sustainable transport options available to them and encourage them to use these.
- 8.30 Table 26 provides the status of key infrastructure projects in the district. During 2017/18 the Harwell Link Road, part of the Access to the Economic Zone Package, was completed and opened.

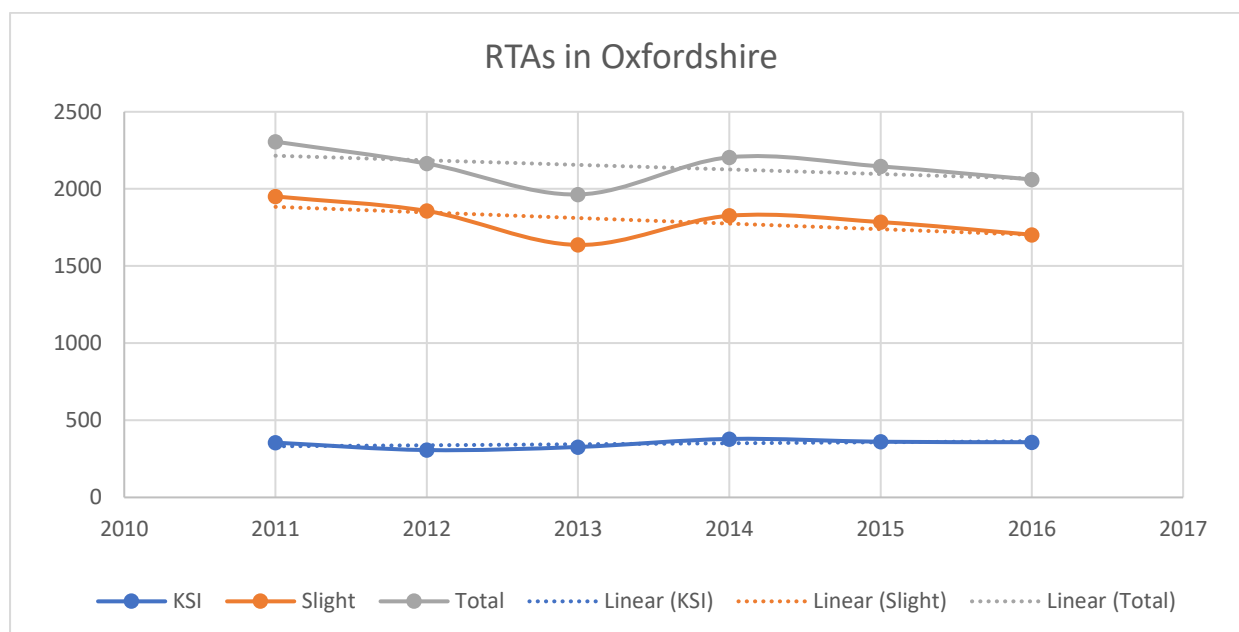
Table 26: Key infrastructure projects

Project	Cost	Status
Milton Interchange – Junction Improvements	£11,560,000	Completed
Chilton Interchange Junction Improvements	£10,833,000	Completed
Access to the EZ Package, including Hagbourne Hill, Featherbed Lane & Steventon Lights, Harwell Link Road	£30,000,000 - £40,000,000	Under development
Backhill Lane cycle/pedestrian scheme	£1,200,000	Completed
Sustainable Transport Package: Cycle maintenance and route improvements, upgrade to Didcot to Harwell Bus service	£1,000,000	Completed

- 8.31 Air quality is a key indicator in determining the sustainability of transport methods in the district. Further information on Air Quality can be found in the Environment and Climate Change section of the AMR.
- 8.32 Figure 5 below shows the number of road traffic accidents in the County<sup>37</sup>. The general trend shows a slight decrease year on year for the number of total accidents and slight accidents.

<sup>37</sup> District level data is not available

Figure 5: Road Traffic Accidents in Oxfordshire



### Core Policy 34: A34 Strategy

8.33 Core Policy 34 sets out the Council's aim to develop a route-based strategy for the A34 to enable it function as a major strategic route, and therefore reduce consequential congestion on the local road network. It also sets out that air quality should be monitored to determine if there is a significant impact from the A34, this information can be found in the environment section of the AMR.

8.34 In 2016 the National Infrastructure Commission was asked to consider how to maximise the potential of the Cambridge-Milton Keynes-Oxford corridor. Accelerating the delivery of the Oxford to Cambridge expressway was a key recommendation and Highways England are taking forward more detailed development proposals. Details on the progress of the expressway and the Council's engagement can be found on the Council's website<sup>38</sup>. The expressway could be a key development in relieving pressure on the A34.

### Core Policy 35: Promoting Public Transport, Cycling and Walking

8.35 Core Policy 35 seeks to ensure that new development in the district promotes public transport, cycling and walking as sustainable modes of transport.

8.36 Table 27 below shows the Annual Average Daily Traffic (AADT) from areas in the Vale of White Horse that have automatic traffic counters. The trend

<sup>38</sup> Available from <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/oxford-cambridge>

appears to be a slight decrease in the number of journeys on bicycle. This information has been taken from Oxfordshire County Council's website<sup>39</sup>.

Table 27: Journeys by Bicycle, AADT

Site Number	Site Description	AADT				
		2012	2013	2014	2015	2016
99000001	Gibson Close, Abingdon	117	112	110	92	88
99000002	The Motte, Abingdon	91	80	77	64	60
99000003	Tesco's to Ladygrove Footpath, Abingdon	85	57	76	80	68
99000004	Peep-O-Day Lane, Sutton Courtney	157	140	112	125	98
99000014	A4185 North of North Drive, Harwell.	109	129	144	153	104
99000024	Abingdon Audlett Drive	236	219	233	230	176
99000030	B4017 North of Drayton	151	145	179	159	131

8.37 A key indicator for this policy is the provision of new cycle schemes. As part of the Harwell link road scheme a new cycle route was opened in March 2018 providing connections between Didcot and Harwell.

8.38 Information from the 2011 Census shows that the majority of people in the district travel to work by motor vehicle, with only 8% using forms of public transport. This policy would hope to increase the proportion of public transport use by release of the next Census data in 2021.

8.39 During 2017/18 funds were secured towards the delivery of a footbridge crossing over the A34 to the north of the Milton Interchange. This was secured as a contribution from the Milton Heights allocations site.

8.40 Travel Plans for new developments contain targets for sustainable travel and the monitoring of these by the County Council determine whether these targets have been met. So far there are no monitoring results for Travel Plans that are in place. However, during 2017/18 there were six travel plans requested for developments in the district, with 2 of these requests discharged.

### Core Policy 36: Electronic Communications

8.41 Core Policy 36 seeks to ensure that new development has the appropriate infrastructure provided which is sufficient to enable all properties to be connected to superfast broadband without any post development works.

<sup>39</sup> Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/traffic/transport-monitoring>

During 2017/18 there were no enforcement cases relating to lack of provision of communication infrastructure.

## **PROTECTING THE ENVIRONMENT AND RESPONDING TO CLIMATE CHANGE**

### **Core Policy 37: Design and Local Distinctiveness**

8.42 During 2017/18 no applications were permitted against the advice of urban design officers. This is partly due to the 'illustrative commentary' based approach the design dialogue takes between officers and applicants, schemes have seen to amend them self to be more compliant with design policy and guidance through dialogue, improving the design quality of schemes.

### **Core Policy 38: Design Strategies for Strategic and Major Development Sites**

8.43 Proposals for housing allocations and major development sites must be accompanied by a site-wide design strategy that includes a Masterplan and Design and Access Statement. All major sites approved in 2017/18 were accompanied by a Masterplan and Design and Access Statement.

8.44 During 2017/18 there were no applications for strategic and major development sites permitted against the advice of the urban design officer, in accordance with the policy.

### **Core Policy 39: The Historic Environment**

8.45 One of the greatest assets of the Vale is its rich and varied built heritage, which contributes greatly to the distinctive character and cherished identity of its towns, villages and countryside. The district displays a subtle range of building types and materials reflecting the underlying geology of the area. The historic landscape also plays an important role in shaping the varied character of the district as a heritage asset in itself. Core Policy 39 sets out how the Council will seek to protect and enhance the historic environment in the district.

8.46 Currently in the Vale of White Horse there are 9 buildings on Historic England's at-risk register<sup>40</sup>.

8.47 There were no new Conservation Area Character Appraisals in 2017/18, and currently there are no heritage partnership agreements in place in the district.

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<sup>40</sup>Available from <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?searchType=HAR&search=vale+of+white+horse>

8.48 A key indicator for Core Policy 39 is the number of planning permissions granted contrary to technical advice. The vast majority of applications that were identified as relating to Core Policy 39 were in line with technical advice. There were 3 applications in 2017/18 for new developments where the application was approved against advice. In all of these cases it was concluded that the benefits of the scheme outweighed the harm and were therefore in line with the development plan and national policy.

## **Core Policy 40: Sustainable Design and Construction**

8.49 Responding to climate change is one of our Strategic Objectives and has informed our Spatial Strategy, the location of our strategic site allocations and many of the Local Plan policies.

8.50 In 2017/18 there were a number of applications where adaptation and design methods were taken into account in line with Core Policy 40. As the policy details there are several ways that climate change mitigation can be incorporated into a development. Of particular note were developments approved including electric vehicle charging points;

- Land off Sheepstead Road, Marcham– Condition requiring homes to have an electric charging point prior to occupation;
- Land at Manor Farm, Drayton- Each market dwelling with a garage is required to have an external electric vehicle charging point prior to occupation;
- Milton Interchange Services- A condition is attached requiring scheme for a rapid charging point to be submitted and constructed.

8.51 Currently data is unavailable on the water usage of new developments, so no information can be provided on the indicator which requires developments to achieve a water usage of 110 litres per person per day. However, data provided by the Consumer Council for Water in England and Wales shows that average water usage for a one-person household is 149 litres per day<sup>41</sup>.

## **Core Policy 41: Renewable Energy**

8.52 Core Policy 41 sets out the Council's support for renewable energy schemes in order to help the government meet its renewable energy targets, providing applications do not cause significant adverse effects. During 2017/18 there were 6 applications relating to new renewable energy installations. Of these 1 was for biomass and 5 were for solar panels.

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<sup>41</sup>Available from <https://www.ccwater.org.uk/households/using-water-wisely/averagewateruse/>



8.53 Table 28 sets out the total number of renewable energy installations, capacity and energy generation for the past 3 years within the district.

*Table 28: Renewable energy*

Year	Renewable energy installations	Renewable energy capacity (MW)	Renewable energy generation (MWH)
2014	1,347	132.4	166,071
2015	1,654	170.2	255,340
2016	1,708	170.8	247,771
2017	1,755	171.5	238,082

## **Core Policy 42: Flood Risk**

8.54 Core Policy 42 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. In the district, during 2017/18, there were no applications that were approved contrary to the advice of the Environment Agency (EA).

## **Core Policy 43: Natural Resources**

8.55 National planning policy underlines the importance of prudent use of natural resources, from using land effectively to encouraging the use of renewable resources. Core Policy 43 incorporates all elements of natural resources, including land, water and air quality, to ensure they are protected from decline.

8.56 Table 29 shows the amount of waste from households in the district, and the amount of that waste which was recycled<sup>42</sup>. It shows that there has been a steady increase in the proportion of waste recycled. The data for 2017/18 has not yet been published.

*Table 29: Waste and Recycling in Vale of White Horse*

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Total waste collected (Thousand Tonnes)</b>	22,384	21,881	21,621	21,939	22,196	22,487	22,738
<b>Recycling rate</b>	41.9%	43.3%	43.9%	44.5%	44.7%	44.4%	45.1%

<sup>42</sup> Data available from <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

8.57 During 2017/18 there were no applications approved in the district contrary to Environment Agency advice on water quality grounds, which shows that this aspect of the policy is working positively.

8.58 The annual Air Quality Status Report<sup>43</sup> provides an annual update on air quality in the district. There are three Air Quality Management Areas (AQMA) in the district. These are in Abingdon, Botley and Marcham. These were declared due to NO<sub>2</sub> levels which exceed national objectives, primarily due to traffic emissions. There is currently positive progress being made in the Abingdon AQMA area, with work being undertaken to determine how the situations in Botley and Marcham can be improved, as detailed below;

- In Abingdon, since the AQMA was declared there have been improvements to traffic management and a reduction in NO<sub>2</sub> levels. There are currently no exceedances of the NO<sub>2</sub> levels in the AQMA area.
- In Botley, the issue relates the proximity of houses to the A34 which is heavily trafficked, and there are regular exceedances of the objective. Additional monitoring is being undertaken and solutions being investigated. The Council's environmental health team will work with Highways England to consider any options to reduce air pollution in this area.
- In Marcham there are also regular exceedances within the AQMA, again due to the amount of traffic. The Air Quality report identifies road improvements as being part of the solution to improving air quality in Marcham. The County Council is in the process of reviewing previous work associated with a Marcham Bypass. The next steps will be to develop options to test what will be the best strategy to alleviate traffic issues and improve air quality within Marcham

8.59 During 2017/18 there were no applications granted contrary to the advice of technical officers regarding contaminated land. Where there were issues of contaminated land, conditions were imposed to ensure these were addressed in line with the policy.

8.60 Figure 6 shows that during 2017/18 there were significantly more applications<sup>44</sup> approved on previously developed land than on greenfield land. However, figure 7 does show that a higher proportion of the land permitted was on greenfield sites.

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<sup>43</sup>Available from [https://oxfordshire.air-quality.info/documents/VOWH\\_ASR\\_2018\\_finished\\_document\(1\).pdf](https://oxfordshire.air-quality.info/documents/VOWH_ASR_2018_finished_document(1).pdf)

<sup>44</sup> Approved applications relating to new housing, employment and facility class developments

Figure 6: Brownfield/Greenfield applications, 2017/18

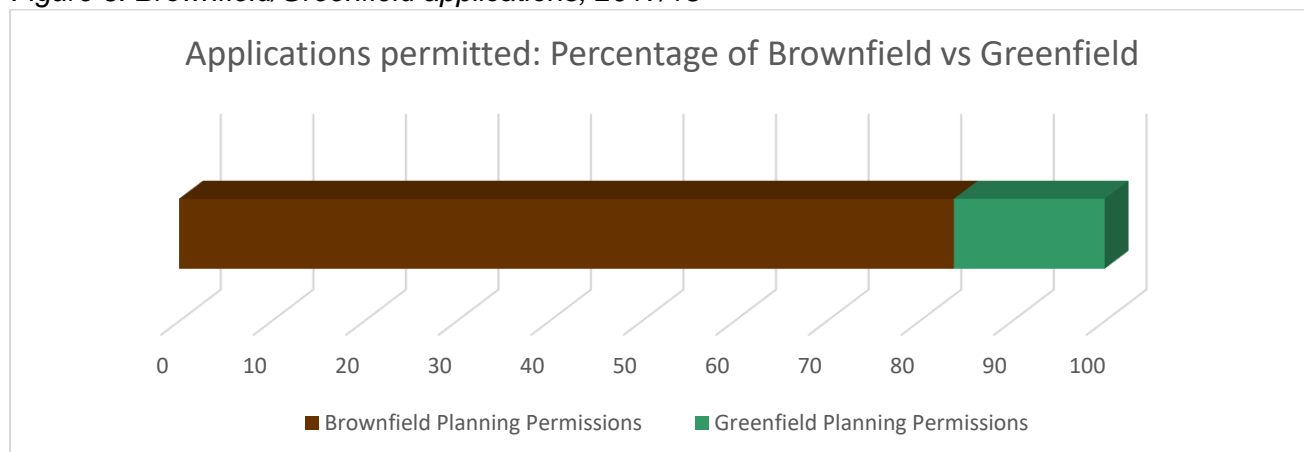
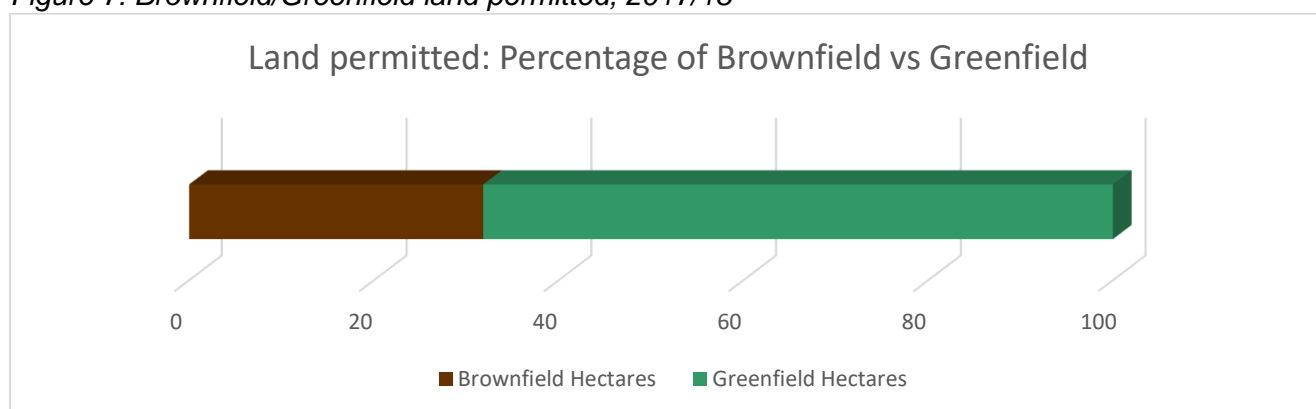


Figure 7: Brownfield/Greenfield land permitted, 2017/18



8.61 Core Policy 43 also restricts development on the best and most versatile agricultural land, unless it demonstrated to be the most sustainable choice from reasonable alternatives. In 2017/18 there were 44 applications approved where Core Policy 43 was taken into consideration. All applications approved were in line with the policy, with the majority of applications relating to redevelopment of previously developed land.

#### Core Policy 44: Landscape

8.62 The conservation of the intrinsic character and beauty of the countryside is a core planning principle of the NPPF, stating that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Core Policy 44 details how the key features that contribute to the nature and quality of the Vale of White Horse's landscape will be protected from harmful development.

8.63 During 2017/18 there were 23 permissions granted in the AONB in full. All of these were in line with Core Policy 44, with the majority being applications for redevelopments of sites. There were 2 applications approved on appeal, where the inspector found that there would be no significant harm caused by the developments.

## **Core Policy 45: Green Infrastructure**

- 8.64 Green Infrastructure relates to the active planning and management of substantial networks of multifunctional open space. Such networks need to be planned and managed to deliver the widest range of linked environmental and social benefits, including conserving and enhancing biodiversity as well as landscape, recreation, water management, and social and cultural benefits to underpin community health and wellbeing. Core Policy 45 seeks to ensure that there is no net loss in the amount of Green infrastructure.
- 8.65 During 2017/18 there were 41 permissions granted that took account of Core Policy 45. All these permissions were granted in accordance with the policy.
- 8.66 CIL came into effect in November 2017, and information on CIL money received during 2017/18 can be found on the Council website<sup>45</sup>. No CIL money had been spent as of the 31 March 2018 on green infrastructure.

## **Core Policy 46: Conservation and improvement of Biodiversity**

- 8.67 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- Two Special Areas of Conservation (SAC);
  - National- One National Nature Reserve and 22 Sites of Special Scientific Interest (SSSI);
  - Local- 82 Local Wildlife Sites, Five Local Nature Reserves and Nine Geologically Important Sites.
- 8.68 Core Policy 46 seeks to provide a net gain in the amount of biodiversity land. The area of Local Wildlife sites has increased by 87 hectares since last year, increasing from 1729 to 1816 hectares. Further information on the status of sites is available from the Thames Valley Environmental Records Centre (TVERC)<sup>46</sup> and Natural England<sup>47</sup>.
- 8.69 No planning permissions were granted in 2017/18 contrary to consultee advice on the impact on SAC's, in line with core policy 46.

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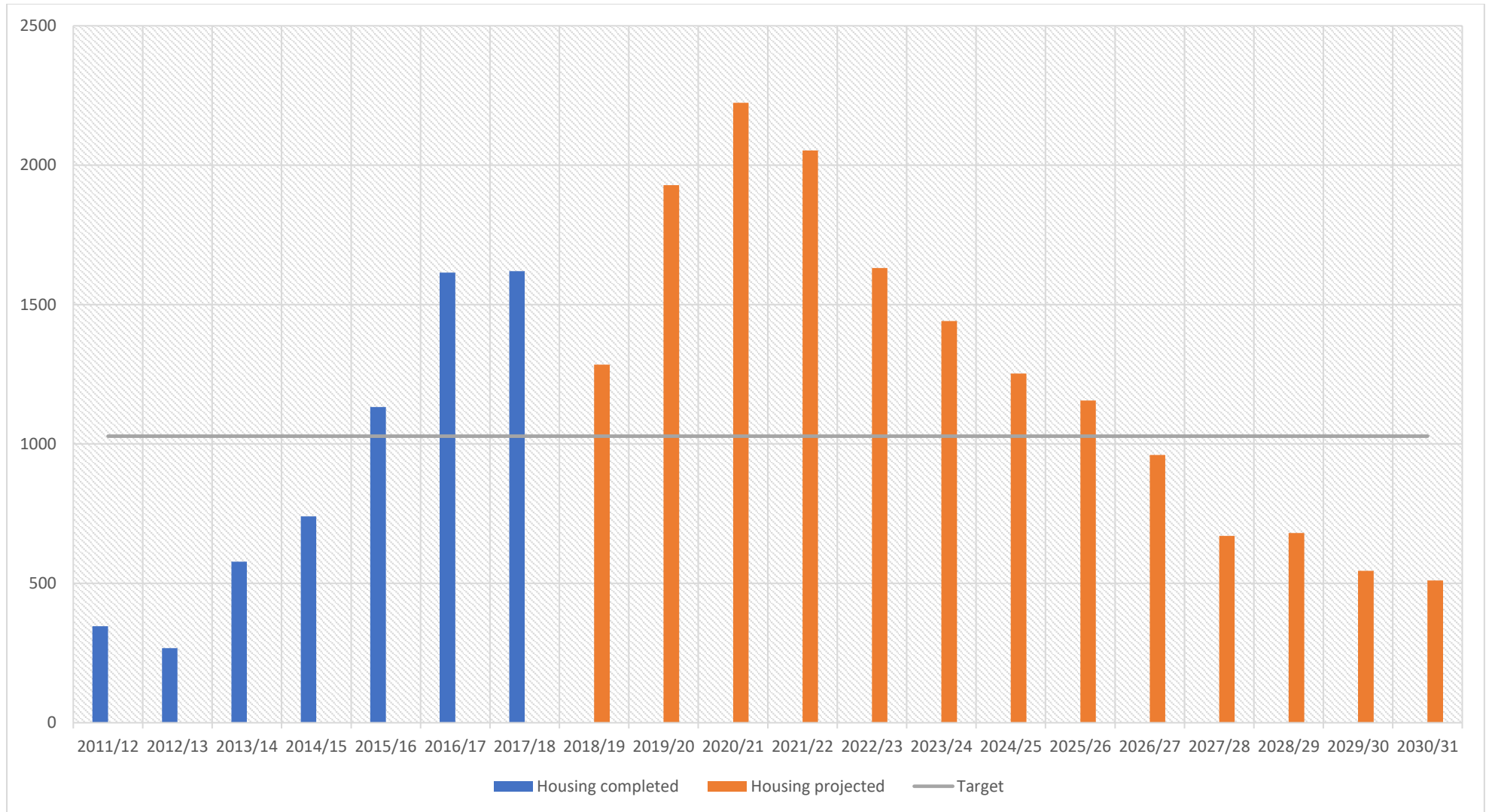
<sup>45</sup> Available from

[http://www.whitehorsedc.gov.uk/sites/default/files/CIL%20Statement%202017\\_18%20Vale.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/CIL%20Statement%202017_18%20Vale.pdf)

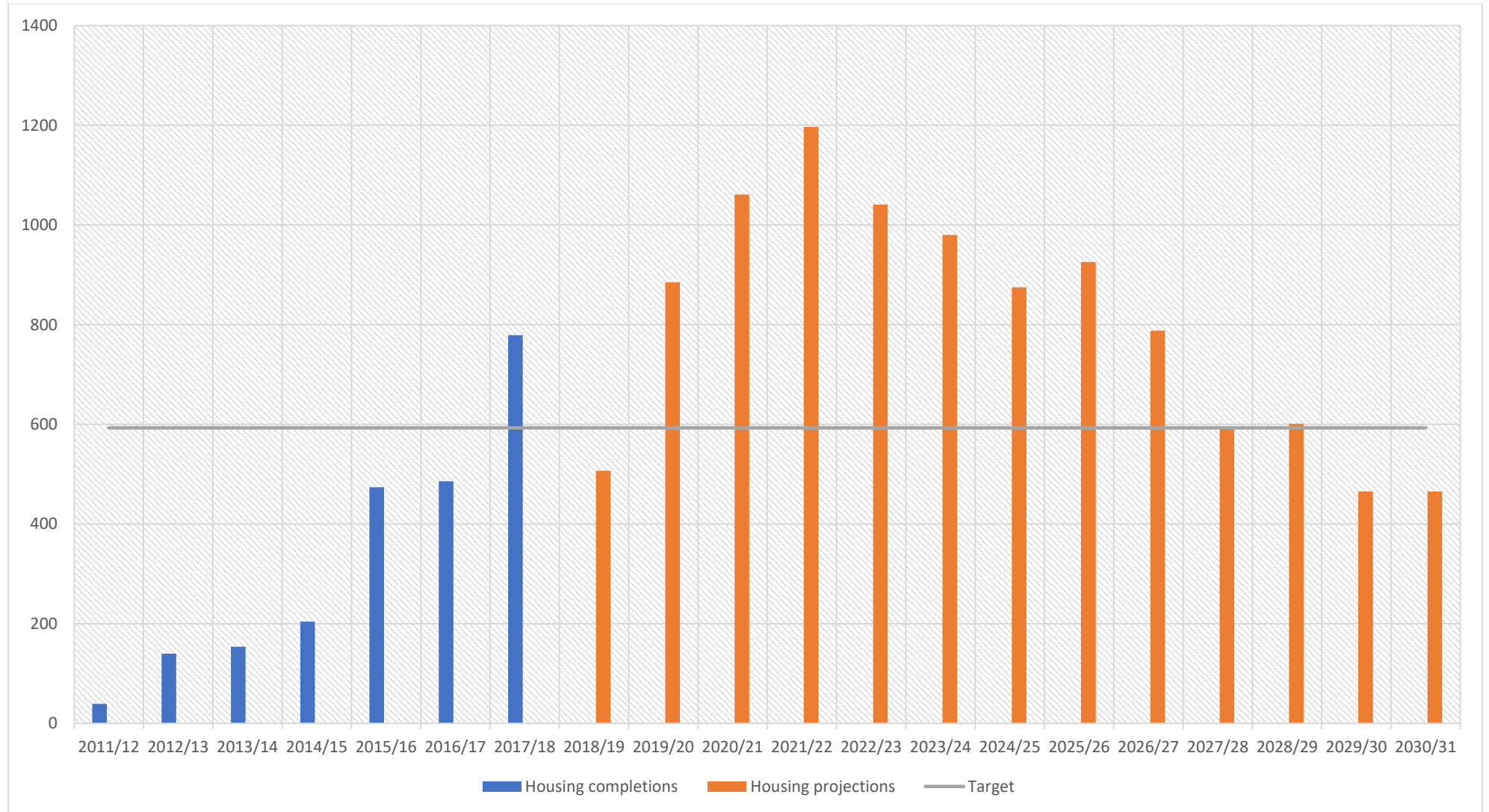
<sup>46</sup> Available from <http://www.tverc.org/cms/>

<sup>47</sup> Available from <https://designatedsites.naturalengland.org.uk/SearchCounty.aspx>

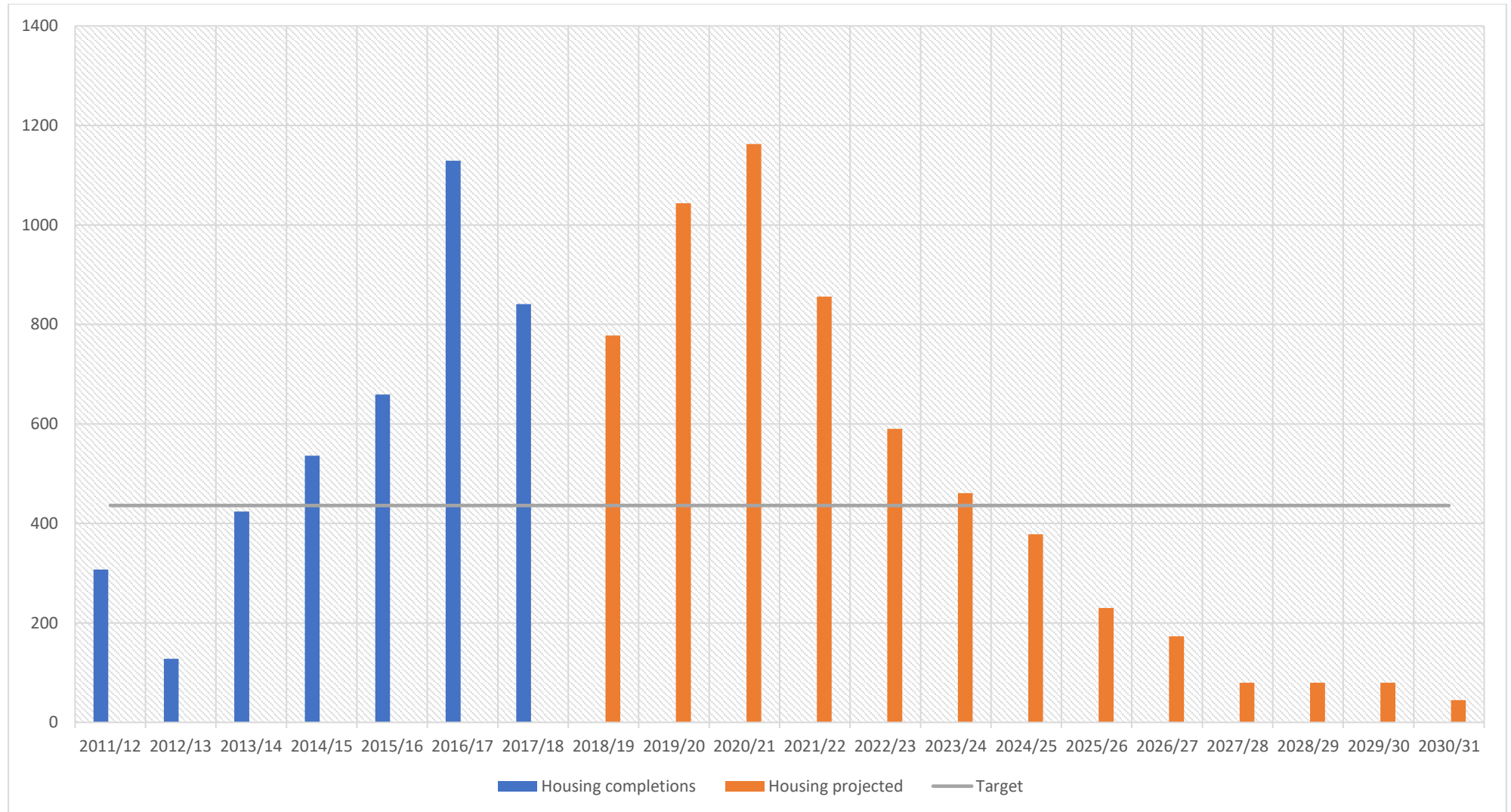
## APPENDIX A: WHOLE DISTRICT HOUSING TRAJECTORY



## APPENDIX B: SCIENCE VALE RINGFENCE AREA HOUSING TRAJECTORY



## APPENDIX C: REST OF DISTRICT AREA HOUSING TRAJECTORY





## APPENDIX D: MONITORING FRAMEWORK

Local Plan Policies	Indicators	Targets	Progress
CP1: Presumption of Sustainable Development	Covered by all other indicators within the Framework	Covered by all other targets within the Framework	Covered by all progress within the Framework
CP2: Cooperation on Unmet Need for Oxfordshire	Extent of progress of The Part 2 Plan or if more appropriate the full or focused partial review of the Local Plan in accordance with CP2 and the Local Development Scheme.	To progress The Part 2 Plan or if more appropriate the full or focused partial review of the Local Plan in accordance with CP2 and the Local Development Scheme.	Positive Progress
CP3: Settlement Hierarchy	Covered by indicators for Policies CP4, CP6, CP8, CP15, CP20, CP27, CP28, CP30, CP31, CP32	Covered by targets for Policies CP4, CP6, CP8, CP15, CP20, CP27, CP28, CP30, CP31, CP32	Covered by progress for Policies CP4, CP6, CP8, CP15, CP20, CP27, CP28, CP30, CP31, CP32
CP4: Meeting our Housing Needs.	Number of dwellings permitted and completed by Sub-Area and strategic allocation.	To deliver the amount of dwellings planned for in each Sub-Area over the plan period.	Positive Progress
	Housing Trajectory showing: i. Annual dwelling completions, ii. Annual average no. of additional dwellings required to meet housing targets.	To deliver 20,560 dwellings over the plan period based on 1,028 dwellings per annum.	Positive Progress
	Number of dwellings allocated through Local Plan Part 2 and Neighbourhood Plans	Neighbourhood Plans and Local Plan Part 2 to cumulatively allocate 1,000 dwellings over the plan period.	Positive Progress
	Amount of land available that contributes to the 5-year housing land supply in both supply areas	To provide a 5-year housing land supply of deliverable sites based on Liverpool methodology	Achieved for 2017/18

Local Plan Policies	Indicators	Targets	Progress
		for the ring fence supply area and Sedgfield methodology for rest of district supply area.	
CP5: Housing Supply Ring-Fence	Housing Trajectory showing for the ring fence area and the rest of district area: i. Annual dwelling completions, ii. Annual average no. of additional dwellings required to meet housing targets.	To provide 11,850 dwellings in the ring fence area over the plan period based on 593 dwellings per annum.	Positive Progress
	Amount of land available that contributes to the 5-year housing land supply in both supply areas	To provide a 5-year housing land supply of deliverable sites based on Liverpool methodology for the ring fence supply area and Sedgfield methodology for rest of district supply area.	Achieved for 2017/18
	Jobs Growth	To provide for 15,850 jobs in the ring fence area over the plan period.	Positive Progress
CP6: Meeting Business and Employment Needs	Quantum of land permitted and completed for employment by strategic site and allocation.	To deliver 218 hectares of employment land over the plan period.	Positive Progress
	Jobs Growth	To provide for 23,000 jobs over the plan period.	Positive Progress
	Business Counts	Increase in Businesses	Positive Progress
CP7: Providing Supporting Infrastructure and Services.	Progress of essential strategic infrastructure items	To deliver strategic infrastructure items in accordance with the timeframes	Positive Progress

Local Plan Policies	Indicators	Targets	Progress
	Progress of other strategic infrastructure items	identified within the Infrastructure Delivery Plan.	Positive Progress
	Funding and monies received and spent.	To progress the funding and expenditure of monies including S106 and CIL received in a timely manner to support new development as set out in the plan.	Positive Progress
CP8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area.	Number of dwellings permitted and completed by location and strategic allocation.	To permit and deliver the amount of dwellings planned for the Sub-Area.	Positive Progress
	Quantum of land and use permitted for employment at strategic sites and allocations.	To permit and deliver 3.20 net hectares of employment land as planned for the Sub-Area.	Positive Progress
CP9: Harcourt Hill Campus	Progress of masterplan for Harcourt Hill Campus Site	To agree a masterplan for Harcourt Hill Campus site which guides any subsequent planning application.	No Change
CP10: Abbey Shopping Centre and the Charter, Abingdon-on-Thames	Status and type of planning permissions granted at Abbey Shopping Centre and the Charter Area.	To permit and deliver planning permissions that provide a redevelopment scheme for the Abbey Shopping Centre and Charter Area that accords with the policy.	No Progress
CP11: Botley Central Area	Status and type of planning permissions granted at Botley Central Area	To permit and deliver planning permissions that provide a redevelopment scheme for the Botley Central Area that accords with the policy.	Positive Progress

Local Plan Policies	Indicators	Targets	Progress
CP12: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area	Status and type of planning permissions on land safeguarded.	To ensure all relevant planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
CP13: The Oxford Green Belt	Status and type of planning permissions granted within the Green Belt.	To ensure all relevant planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
CP14: Upper Thames Reservoir	Status and type of planning permissions granted on land safeguarded.	To ensure all planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
CP15: Spatial Strategy for South East Sub-Area.	Number of dwellings permitted and completed by location and strategic allocations.	To permit and deliver the amount of dwellings planned for the Sub-Area.	Positive Progress
	Quantum of land and use permitted for employment at strategic sites and allocations.	To permit and deliver 208 net hectares of employment land as planned for the Sub-Area.	Positive Progress
CP16: Didcot A Power Station	Status, type and amount of land permitted at Didcot A	To permit and deliver planning permissions that provide a mixed-use development including 29 hectares for employment uses.	Positive Progress
	Status and use of planning permissions on land safeguarded for the Science Bridge and A4130 re-routing.	To ensure all planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
CP17: Delivery of Strategic Highway Improvements within the	Progress of the infrastructure as identified within the Infrastructure Delivery Plan.	To deliver infrastructure items in accordance with the timeframes identified within the Infrastructure Delivery Plan.	Positive Progress

Local Plan Policies	Indicators	Targets	Progress
South-East Vale Sub-Area.	Funding and monies received and disbursed.	To progress the funding and expenditure of monies including S106 and CIL monies received in a timely manner to support delivery of infrastructure items set out in the policy.	Positive Progress
CP18: Safeguarding of land for Transport Schemes in the South-East Vale Sub-Area.	Status and use of planning permissions on land safeguarded.	To ensure all planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
CP19: Re-opening of Grove Railway Station.	Progress of the Re-opening of Grove Railway Station	To maintain commitment to progress re-opening of the Railway Station.	Positive Progress
	Status and use of planning permissions on land safeguarded.	To ensure all planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
CP20: Spatial Strategy for Western Vale Sub-Area.	Number of dwellings permitted and completed by location and strategic allocations.	To permit and deliver the amount of dwellings planned for the Sub-Area. .	Positive Progress
	Quantum of land and uses permitted for employment at strategic sites and allocations.	To permit and deliver 7.38 net hectares of employment land as planned for the Sub-Area.	Positive Progress
CP21: Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area.	Status and use of planning permissions on land safeguarded.	To ensure all planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
CP22: Housing Mix	Average housing mix of planning permissions	To ensure the cumulative delivery of planning permissions for housing developments	Positive Progress

Local Plan Policies	Indicators	Targets	Progress
		provides a housing mix that accords with the SHMA.	
CP23: Housing Density	Average density of housing planning permissions	To ensure the cumulative delivery of planning permissions for housing developments provides an average density that accords with the policy.	Positive Progress
CP24: Affordable Housing	Percentage of affordable housing provided on sites of more than 3 dwellings or larger than 0.1ha	To ensure all planning permissions for housing sites of 3 or more dwellings or sites larger than 0.1 ha to provide 35% affordable housing or in accordance with the policy.	Positive Progress
	Tenure split	To provide for around a 75:25 split between rented and intermediate housing tenures of affordable housing.	Positive Progress
CP25: Rural Exception Sites	Status of permissions granted for rural exceptions sites.	To ensure all planning permissions are granted in accordance with the Policy.	Achieved for 2017/18
CP26: Accommodating Current and Future Needs of the Ageing Population	Amount and type of housing designed for older people permitted as part of strategic allocations and within the district.	To increase the delivery of housing designed for older people and ensure all planning permission are granted in accordance with the policy.	Positive Progress
CP27: Meeting the housing needs of	Net additional pitches and sites for gypsy and travellers.	To deliver 13 gypsy and traveller pitches (net) over the plan period.	Positive Progress

Local Plan Policies	Indicators	Targets	Progress
Gypsies, Travellers and Travelling Show People.	Five-year supply of pitches	To maintain a five-year supply of pitches <sup>48</sup> .	Achieved for 2017/18
CP28: New Employment Development on Unallocated Sites.	Status and type of permissions granted for B uses on unallocated sites.	To ensure all planning permissions are granted in accordance with the policy.	Achieved for 2017/18
CP29: Change of Use of Existing Employment Land and Premises.	Quantum of land permitted and completed for employment by strategic site.	To ensure all planning permissions are granted in accordance with the policy.	Positive Progress
	Status and use of permissions for the change of use of existing employment sites (that are not strategic) for non-employment uses granted.	To ensure all planning permissions are granted in accordance with the policy	Positive Progress
CP30: Further and Higher Education	Progress of further and higher education facilities.	To ensure delivery of further and higher education in accordance with the Infrastructure Delivery Plan.	Positive Progress
CP31: Development to Support the Visitor Economy	Status and type of permissions granted for visitor economic developments.	To deliver a net increase in development for visitor economy over the plan period in accordance with the policy.	Positive Progress
CP32: Retailing and Other Town Centre Uses.	Status, type and amount of floorspace granted for retail by location.	To deliver a net increase in retail development over the plan period in accordance with the policy	Positive Progress

<sup>48</sup> As of April 2016, the five-year supply target is approximately 3.25 pitches.



Local Plan Policies	Indicators	Targets	Progress
	Number of permissions granted for retail developments over 1,000m <sup>2</sup> (Abingdon-on-Thames and Wantage) and 500m <sup>2</sup> (elsewhere in the District) accompanied by a Retail Impact Assessment.	To ensure all planning permissions granted for retail development over 1,000m <sup>2</sup> or 500m <sup>2</sup> in appropriate locations to be accompanied by a comprehensive Retail Impact Assessment.	Achieved for 2017/18
CP33: Promoting Sustainable Transport and Accessibility.	Average Journey times <sup>49</sup>	To ensure journey times do not significantly <sup>50</sup> increase based on trend analysis	No data
	Monitoring of Travel Plans for developments over 80 dwellings.	To ensure developments meet sustainable travel targets in Travel Plans	Positive Progress
	Progress of transport schemes.	To help progress of transport schemes in a timely manner to support delivery of new development in accordance with the Infrastructure Delivery Plan.	Positive Progress
	To monitor designated quality Air Quality Management Areas.	To ensure development supports improvements to air quality and meets the AQMA's standards	Positive Progress
	Number of road accidents casualties <sup>51</sup>	To ensure development supports improvements to road safety	Positive Progress

<sup>49</sup> On those areas that are monitored by the Highways Authority.

<sup>50</sup> Assessed on an individual area basis.

<sup>51</sup> On a County-wide basis

Local Plan Policies	Indicators	Targets	Progress
CP34: A34 Strategy	Progress of a Route Based Strategy for the A34.	To progress the Route Based Strategy for the A34 in a timely manner, in association with the Oxford to Cambridge Infrastructure Review.	Positive Progress
	Progress of air quality monitoring framework for the A34.	To help progress, in a timely manner, the Air Quality Monitoring Framework associated with the A34	Positive Progress
CP35: Promoting Public Transport, Cycling and Walking.	Level of cycle movements <sup>52</sup>	To increase the proportion of journeys undertaken by cycling locally.	Decrease in travel movements
	New cycle schemes	To help facilitate the delivery of new cycle schemes	Positive Progress
	Bus patronage <sup>53</sup>	To increase the proportion of journeys undertaken by in buses locally.	No Data
	Funding secured for sustainable transport schemes	To help secure funding to deliver sustainable transport schemes in accordance with the Infrastructure Delivery Plan.	Positive Progress
	Monitoring of Travel Plans for developments over 80 dwellings.	To ensure developments meet sustainable travel targets identified in Travel Plans	Positive Progress
	Number of permission granted for major development supported by a Transport Assessment and Travel Plan	To ensure all planning permissions granted for major development to be accompanied	Achieved for 2017/18

<sup>52</sup> On those routes that are monitored by the Highways Authority

<sup>53</sup> On a County-wide basis

Local Plan Policies	Indicators	Targets	Progress
		by a Transport Assessment and Travel Plan.	
CP36: Electronic Communications	Compliance with Building Regulations	To ensure delivery of dwellings is in compliance with Building Regulations.	Achieved for 2017/18
CP37: Design and Local Distinctiveness	Number of planning permissions granted contrary to urban design officers advice.	To ensure all relevant planning permissions are granted in accordance with the policy	Achieved for 2017/18
CP38: Design Strategies for Strategic and Major Development Sites	Number of planning permissions granted for major development contrary to urban design officers advice.	To ensure all major planning permissions are granted in accordance with the policy	Achieved for 2017/18
	Number of permissions granted for major development supported by an appropriate masterplan and design and access statement.	To ensure all major development is accompanied by a masterplan and design and access statement.	Achieved for 2017/18
CP39: The Historic Environment	Number of planning permissions granted contrary to technical advice.	To ensure all planning permissions are granted in accordance with the policy	Positive Progress
	Number of buildings on the 'Heritage at Risk' Register	To protect all buildings on the 'Heritage at Risk' Register and facilitate their subsequent removal from the Register.	No Change
	Number of new Conservation Area Character Appraisals.	To agree a programme of the review and production of Conservation Area Character Appraisals and deliver that agreed programme	No Change
	Progress of Heritage Partnership Agreements	To ensure the completion of Heritage Partnership	No Change

Local Plan Policies	Indicators	Targets	Progress
		Agreements where appropriate for any listed building on an 'at risk' register.	
CP40: Sustainable Design and Construction	Number of permissions granted that incorporate climate change adaptation measures	To ensure all planning permissions are granted in accordance with the policy.	Positive Progress
	Number of permissions granted that achieve the water use below 110 litres/person/day	To ensure all planning permissions to achieve a water use of 110 litres/person/day.	No data
CP41: Renewable Energy	Status and type of permission granted for renewable energy.	To deliver of schemes for renewable energy in accordance with the policy, thereby contributing to the UK's renewable energy target.	Positive Progress
CP42: Flood Risk	Number and detail of permissions granted contrary to Environment Agency advice on flooding	To ensure all planning permissions are granted in accordance with the policy.	Achieved for 2017/18
CP43: Natural Resources	Percentage of household waste sent for re-use, recycling or composting.	To take the opportunities presented by new development to deliver a percentage increase of household waste sent for re-use, recycling or composting	Positive Progress
	Number of planning permissions granted contrary to Environment Agency advice on water quality grounds	To ensure all planning permissions are granted in accordance with the policy.	Achieved for 2017/18
	To monitor designated quality Air Quality Management Areas.	To ensure all development supports improvements to air quality and meets the AQMA's standards	Positive Progress

Local Plan Policies	Indicators	Targets	Progress
	Number of permissions granted contrary to technical advice on contaminated land	To ensure all planning are granted in accordance with the policy.	Achieved for 2017/18
	Amount and detail of permissions granted on PDL.	To ensure the delivery of development schemes helps to maximise the reuse of PDL <sup>54</sup> .	Positive Progress
	The amount of the best and most versatile agricultural land permissions are granted on for other uses.	To ensure no loss of the best and most versatile agricultural land unless in accordance with the policy.	Achieved for 2017/18
CP44: Landscape	Number of permissions granted contrary to technical advice.	To ensure all planning permissions are only granted in accordance with the policy.	Achieved for 2017/18
	Status and type of permissions granted in the AONB		Achieved for 2017/18
CP45: Green Infrastructure	Permissions granted and completions for change in Green Infrastructure	To deliver a net gain in green infrastructure.	Positive Progress
	Funding and monies received and spent for Green Infrastructure.	To progress funding and expenditure monies, including CIL and S106 monies in a timely manner to support delivery of green infrastructure projects set out in the Green Infrastructure Strategy or as otherwise agreed.	Positive Progress
	Change in biodiversity area and/or sites.	To deliver a net gain in biodiversity area.	Positive Progress

Local Plan Policies	Indicators	Targets	Progress
CP46: Conservation and Improvement of Biodiversity	Number of permissions granted contrary to consultee advice on impact on Special Areas of Conservation.	To ensure all planning permissions are granted in accordance with the policy	Achieved for 2017/18





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