



**Adopted  
October 2019**

# Local Plan 2031

## Part 2

### Strategic Sites and Policies

## APPENDICES



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# Appendix A: Site Development Templates

## 1. Introduction

This section sets out the Site Development Templates for the additional sites allocated for housing development in the Local Plan 2031 Part 2. The Site Development Templates identify key objectives for each site and set out requirements relating to issues such as infrastructure provision, urban design, green infrastructure, ecology, flood risk and drainage.

The Site Development Templates comprise two parts; general requirements (section two) and site-specific details (section three). These parts highlight the issues that should be addressed in detail at the planning application stage and should be read together.

**Core Policies 8a (Additional site allocations for Abingdon-on-Thames and Oxford Fringe Sub-Area)** and **15a (Additional site allocations for South East Vale Sub-Area)** explain that the additional allocations will be brought forward through a master planning process involving the community, Local Planning Authority, the developer and other stakeholders. The Core Policies go on to state that the sites should meet any requirements set out in the Site Development Templates.

In bringing forward the additional housing sites, the Council will expect to see high quality developments, in accordance with the National Planning Policy Framework and **Core Policies 37** and **38**, that are sustainable in the long term, and that integrate with and contribute to the existing settlement(s).

In order to achieve this, we will expect every application for the additional housing sites to be accompanied by:

- a Masterplan which identifies the vision for the development and sets out a clear description of the type of place that will be created
- a detailed Design and Access Statement that sets out the vision for the site and demonstrates a commitment to creating a successful place, with well-designed new homes and supporting infrastructure
- an Infrastructure Schedule that sets out the planned infrastructure, including green infrastructure, for the scheme and how it will be delivered
- a Development Delivery Agreement which shows the proposed programme of house building, and demonstrates the number of homes the development will contribute to the district's five year housing land supply, and



- a Statement of Community Involvement that sets out how the Parish Council and other local organisations have been involved in the master planning process.

The Council has prepared a Design Guide Supplementary Planning Document (SPD) which looks specifically at enhancing local distinctiveness, as well as ensuring high quality development. The design guidelines will be treated as a material consideration in the assessment of all future planning schemes.

In all housing development areas, community involvement and consultation is key to ensuring that the appropriate facilities are identified and designed to meet the needs of those who will use them. Community engagement and involvement is essential for ensuring that new communities integrate with existing communities.

Where there is agreement between the local community and site promoters, the Council will seek to be flexible in how the sites are delivered, providing the additional housing requirement is met and urban design principles and infrastructure provision is not compromised.

Development must comply with all relevant policies in the Local Plan 2031, unless material considerations indicate otherwise. The Site Development Templates highlight some of the key requirements for development at each site at the time of writing and do not preclude other requirements being identified at a later date. The Infrastructure Delivery Plan (IDP) captures this detail and is a live document that should be read in conjunction with the site templates. Where there is conflict, the IDP will be taken as to set out the most up-to-date requirements.

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



## 2. General Requirements for All Housing Site Allocations

Subject to viability testing, development will be required to meet the following:

### Key objectives:

- Contribute towards provision of necessary education services and facilities.
- Contribute to the delivery of strategic transport infrastructure measures, where required.
- Provide 35% affordable housing and a suitable mix of housing in line with **Core Policies 24 and 22**.
- Have regard to, and contribute towards, the aims and objectives of any adopted Neighbourhood Development Plans.

### Utilities:

- Liaise with Thames Water, gas and electricity providers to ensure that appropriate works are carried out if needed.
- Proposals will need to demonstrate that there is adequate water supply capacity and/or waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances, it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure. Developers should enter into discussion with Thames Water as early as possible to agree a way forward.

### Access and highways:

- Create a permeable road network within the site with clearly defined route hierarchies.
- Contribute towards public transport.
- Connect to existing footpaths, cycleways and Public Rights of Way (PRoW) wherever possible to enhance permeability and connectivity, including to public transport where appropriate.
- Safeguard PRoW.
- A Transport Assessment should be submitted with a planning application to identify the measures that will be taken to adequately mitigate or compensate for any harmful transport impacts (**Core Policy 35**).

### Social and community:

- Contribute towards education capacity (early years, special education needs, primary and secondary).



- Provide public open space and recreational facilities in accordance with the requirements of the Infrastructure Delivery Plan (IDP).
- Contribute towards health care, leisure provision, and other community services and facilities where appropriate, in accordance with the requirements of the IDP.
- A Health Impact Assessment that identifies and takes account of the health status and needs in the area and provides information about how to improve health and well-being.

#### **Urban design principles:**

- Design of development should enable a high degree of integration and connectivity between new and existing communities.
- Green Infrastructure should be part of the design process leading to connected Green Infrastructure both within the development and to Green Infrastructure on neighbouring sites.
- Housing should be designed to a density that is appropriate for the location.
- Development should make a positive contribution towards local character and distinctiveness.

#### **Environmental health:**

- Investigate potential noise and air pollution impacts and ensure that the land is safe and suitable for the intended use.

#### **Biodiversity:**

- Habitat and species surveys should be carried out in accordance with the Guidelines for Ecological Impact Assessment produced by the Chartered Institute of Ecology and Environmental Management and relevant best practice guidance.
- Important ecological assets should be retained where possible. If loss is unavoidable then appropriate mitigation or, as a last resort, compensation measures should be provided.
- Development should achieve a net gain in biodiversity, for example, by incorporating natural habitats into development and designing buildings with integral bat boxes and bird nesting opportunities, in appropriate circumstances.

#### **Landscape considerations:**

- Landscape and visual impact assessment or appraisal (LVIA) will need to be undertaken. The LVIA should inform the site design, layout, capacity and mitigation requirements.
- A Landscape Strategy should be submitted with a planning application (**Core Policy 44**).



**Flood risk and drainage:**

- A Flood Risk Assessment / surface water drainage strategy, based on information available in the Council's Strategic Flood Risk Assessment and liaison with the Environment Agency, will need to support a planning application (**Core Policy 42**).
- Sustainable Urban Drainage (SUDs) principles and methods should be used to drain the surface water from the development. SUDs features should be designed and managed to also provide ecological and water quality benefits.

**Historic environment and cultural heritage:**

- Pre-determination evaluation of potential archaeological features on the site should be undertaken prior to any planning application being determined, unless it can be demonstrated that such an evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.
- Development should respect listed buildings, conservation areas, scheduled monuments, registered parks and gardens and their settings and look for opportunities to enhance or better reveal their significance.
- Heritage assets should be conserved and enhanced, where appropriate.
- Environmental Impact Assessments, Heritage Statements, Impact Assessments and Conservation Area Appraisals should be undertaken to establish the local character and distinctiveness, and the significance of heritage assets and their settings.

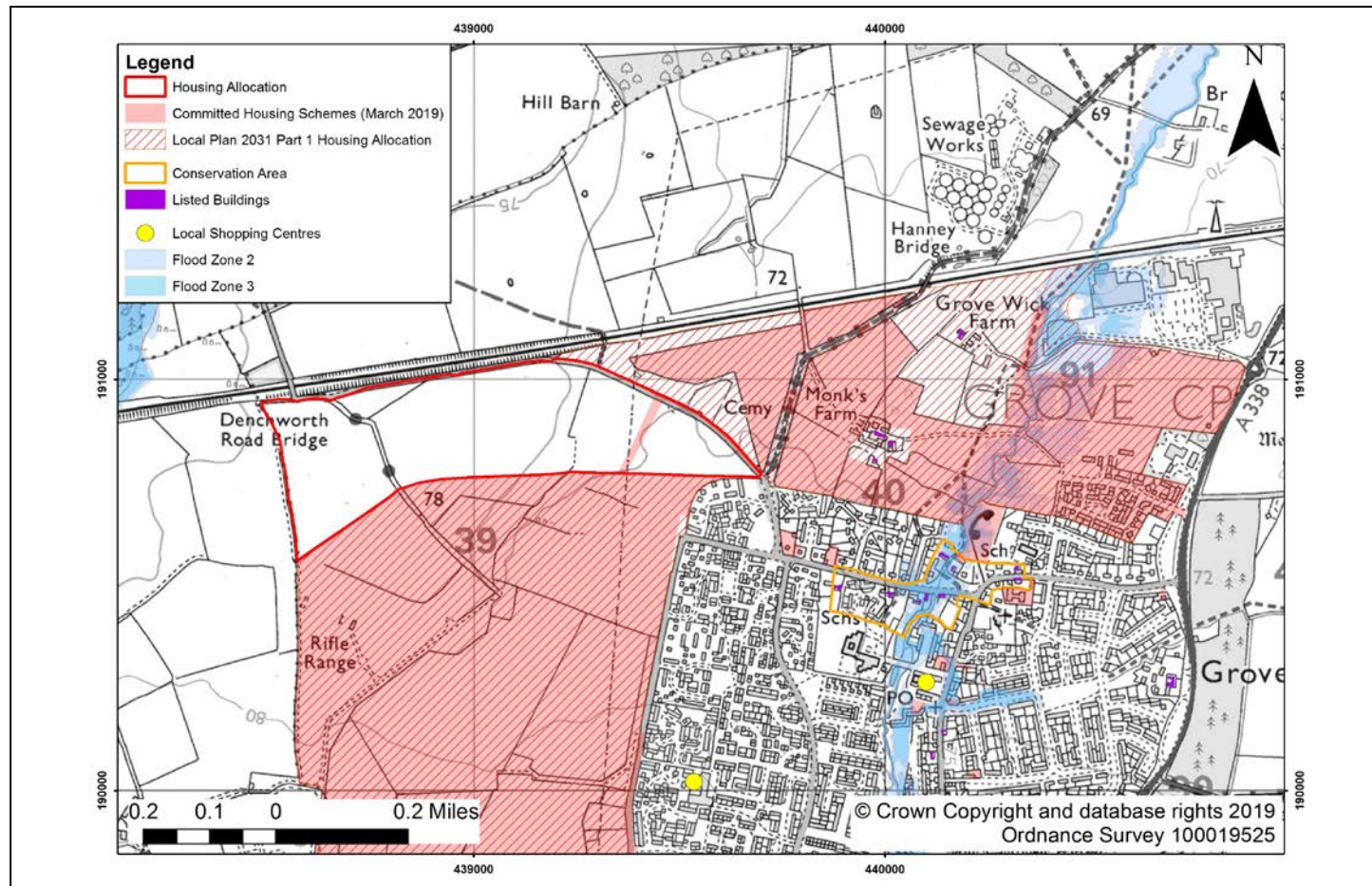


### 3. South-East Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

**North-West of Grove (28.35 ha)**

**Housing Allocation - Around 400 dwellings up to 2031.**





## North-West of Grove

### Site Specific Requirements:

#### Key objectives:

- To deliver a high quality and sustainable urban extension to the north-west of Grove, which is comprehensively integrated with Grove so residents can access existing facilities in the village.
- To contribute towards infrastructure in the Science Vale Area Strategy, as set out in **Core Policy 17** of Local Plan 2031 Part 1 and the Oxfordshire Local Transport Plan.

#### Urban design principles:

- Ensure the site maximises connectivity with the existing settlement of Grove including the neighbouring allocations of Monks Farm and Grove Airfield.
- The masterplan should give consideration to the development potential of the entire site, and ensure infrastructure requirements are considered from the outset.
- Incorporate active frontages, particularly along the route of the Grove Northern Link Road (GNLR).
- Buildings should be predominantly two stories high.
- Land used for noise buffers shall not be counted towards recreational space but should incorporate good quality Green Infrastructure.
- Conserve and enhance the setting of the nearby cemetery on Downsview Road.

#### Utilities:

- Upgrades to the sewer network may be required ahead of occupation.

#### Access and highways:

- Investigate access arrangements.
- Contribute to the completion of the Grove Northern Link Road and any necessary mitigation measures identified through the site transport assessment, which may include signalling the Brook Lane Railway Bridge.
- Contribute towards improving the bus services and associated infrastructure for the area and explore opportunities for linking new bus services with the neighbouring allocations of Grove Airfield and Monks Farm.



- Provide a network of safe and attractive walking and cycling routes connecting with Grove village centre, and the adjacent allocations of Grove Airfield and Monks Farm.

**Social and community:**

- Depending on the scale of development, provide a new primary school with nursery provision on site or contribute towards expansion of existing / planned schools in the vicinity including provision of sufficient early years and child care capacity.
- Contribute towards the improvement of existing healthcare provision and other community facilities in the area.
- Contribute towards the need for additional secondary and SEN school places in Grove / Wantage.
- Contribute towards the expansion and enhancement of the nearby cemetery.

**Landscape considerations:**

- Create a new landscape structure to contain new housing and limit the impact on the wider landscape. The landscape structure should build on existing landscape features to meet the Oxfordshire Wildlife and Landscape Study (OWLS) and coordinate with the Grove Airfield development and existing Grove settlement.

**Environmental health:**

- Investigate potential noise impacts from the existing railway line; mitigation measures are required to provide an adequate buffer.
- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

**Biodiversity and Green Infrastructure:**

- A biodiversity net gain is required for the development site. If it is unachievable on site then an adjacent or off-site location may be considered acceptable.
- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Wantage and Grove.

**Flood risk and drainage:**

- Mitigation measures may be required to prevent any detrimental impact on groundwater quality.



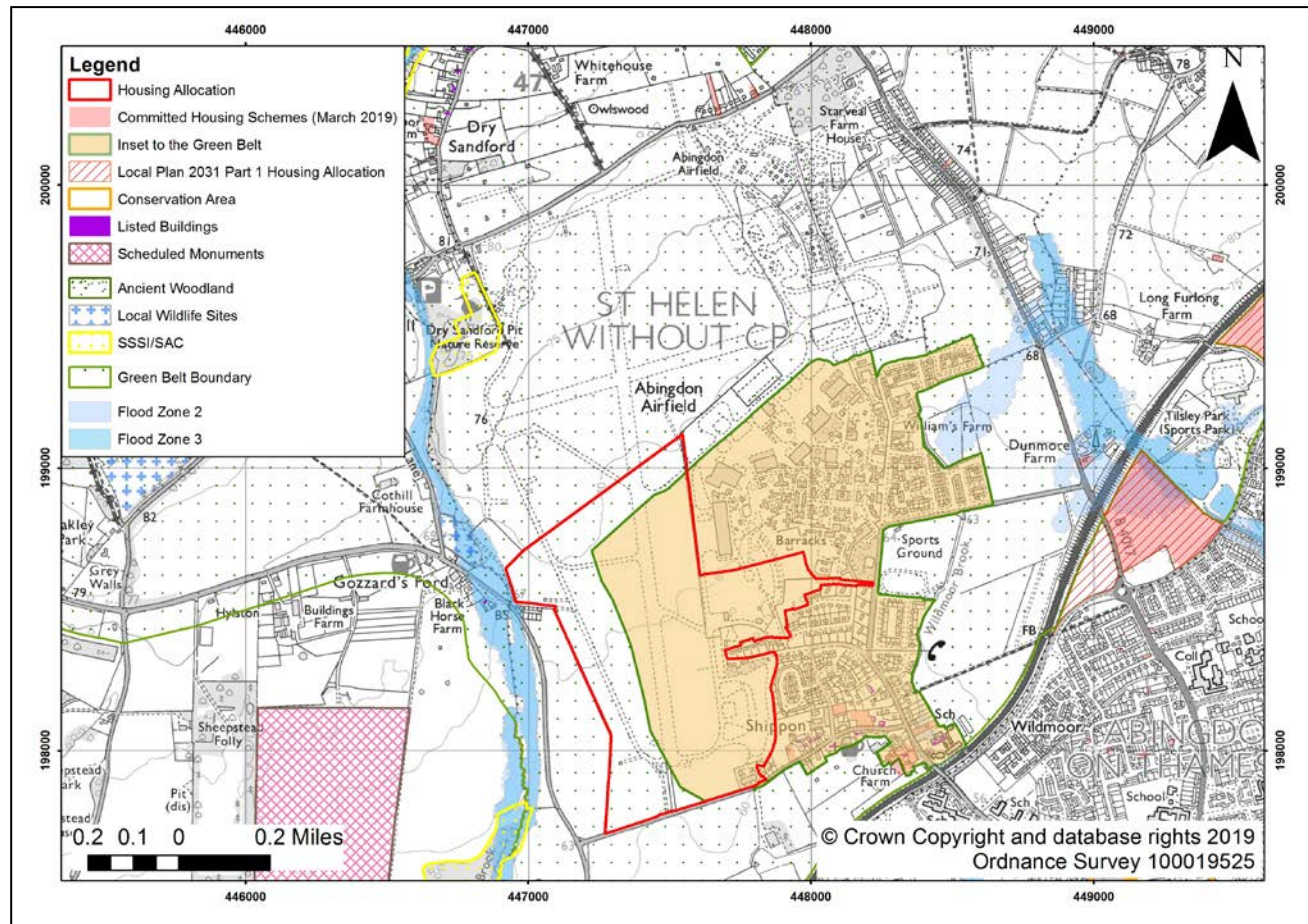
## 4. Abingdon-on-Thames and Oxford Fringe Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

**Dalton Barracks (Shippon) (76.72 ha)**

**Housing Allocation**

Around 1,200 dwellings up to 2031





## Dalton Barracks (Shippon)

### Site Specific Requirements:

#### Key objectives:

- To deliver an exemplar, sustainable, mixed use community that reflects Garden Village principles and follows a comprehensive approach in accordance with **Core Policy 8b: Dalton Barracks Strategic Allocation** and Supplementary Planning Document for Dalton Barracks.
- To make effective use of land, by materialising the re-use of land that has been previously developed upon (brownfield).
- To avoid all direct and indirect impacts to Cothill Fen SAC, Dry Sandford Pit SSSI, Barrow Farm Fen SSSI and Frilford Heath ponds and fen SSSI.

#### Urban design principles:

- The site's masterplan should be developed in accordance with **Core Policy 8b** and follow a comprehensive development framework approach in accordance with the Supplementary Planning Document, when adopted.
- The site's masterplan should ensure infrastructure requirements, including Green Infrastructure, are considered from the outset.
- The development of the site will be informed by a comprehensive approach to masterplanning, and additional guidance will be provided through the preparation of the Supplementary Planning Document.
- The masterplan should ensure any development on land that is retained within the Oxford Green Belt, are compatible uses within the Green Belt, in accordance with **Core Policy 13 and 13a: Oxford Green Belt, from Local Plan 2031 Part 1 and 2**.
- Proposals for buildings and structures will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height.

#### Utilities:

- Upgrades to the sewer network may be required ahead of occupation.



**Access and highways:**

- The occupation of dwellings on the site will not begin prior to (1) the completion of the upgrade to Frilford Junction unless an alternative phasing plan is agreed with the County Council and (2) satisfactory air quality mitigation for Marcham.
- The development should be in accordance with and meet the requirements of a travel plan for the site to make necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling.
- Access to the A34 should be investigated, along with cycle/ pedestrian access to proposed Park and Ride sites at Lodge Hill and Cumnor.
- Provide a network of safe and attractive walking and cycling routes connecting with the surrounding area.
- Contribute to infrastructure improvements as required through a transport assessment which may include proposed park and ride sites, a bus lane on the A34, cycle bridges, Frilford Junction upgrade, roundabout at Barrow Road/unnamed road, roundabout at unnamed road/Marcham Road, traffic signals at Marcham Interchange and measures to reduce the impact of vehicle traffic in villages.
- Contribute to bus frequency enhancements through the site to premium route standard with associated infrastructure enhancements ensuring high frequency services to Abingdon-on-Thames and Oxford.
- Contribute towards new high-quality bus services to major employment sites if possible at Milton Park, Harwell Campus and Culham Science Centre.
- Retain, improve and/or appropriately divert existing public footpaths, and byways, unless otherwise specifically agreed.
- Consider provision of new access, including cycle routes and a bridleway within the parkland.
- Undertake project level HRA to include transport and air quality assessments to consider the impact on Cothill Fen SAC.

**Social and community:**

- Contribute towards improvements to the existing healthcare and other community facilities in the area.
- A new two form entry primary school with nursery provision will be required on site. This should be provided on 2.2 ha of land and be considered through the masterplanning of the site.
- Contributions will be sought towards appropriate secondary school provision for the area in Abingdon-on-Thames.

**Environmental health:**

- Undertake contaminated land investigations and set out proposals to adequately mitigate the issues that arise to ensure that the land is safe and suitable for the intended use.



- Ensure there are no adverse impacts on the water quality or quantity entering Cothill Fen SAC which is located a short distance to the west.

**Landscape considerations:**

- The development should be in accordance with and make necessary contributions to a comprehensive landscape plan for the site, informed by a Landscape and Visual Assessment, and incorporating parkland of at least 30 hectares to be located on the western and northern sides of the site.
- Retain, where possible, onsite mature trees.

**Biodiversity and Green Infrastructure:**

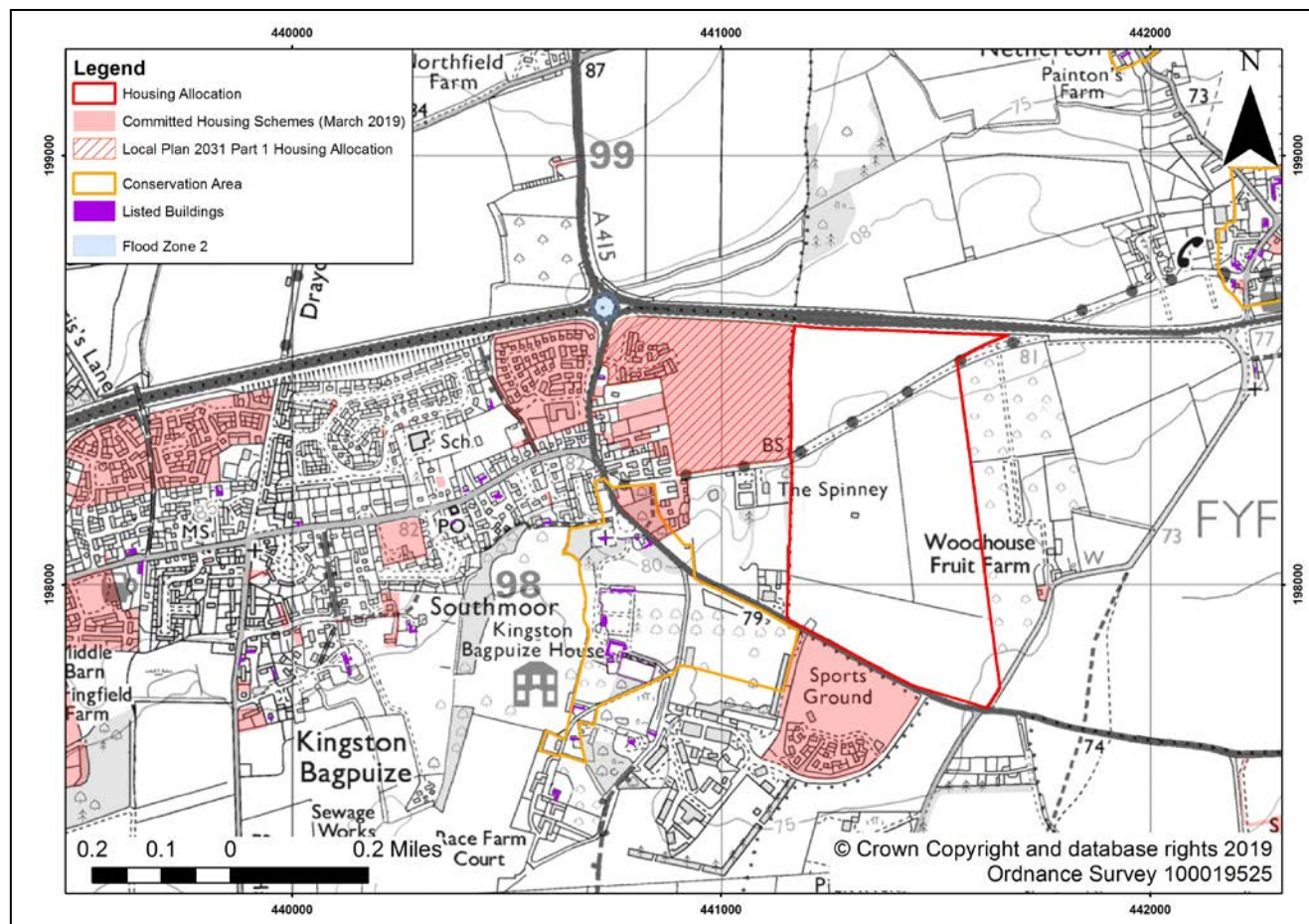
- Proposals should demonstrate that there would be no adverse impact on Cothill Fen SAC, Dry Sandford Pit SSSI, Barrow Farm Fen SSSI and Frilford Heath ponds and fen SSSI.
- Recreational impacts on Cothill Fen SAC and neighbouring SSSIs should be assessed and used to inform on-site mitigation through the provision of significant alternative natural greenspace (in the form of parkland of at least 30 hectares). This mitigation should be considered alongside potential infrastructural improvements within the SAC.
- Ensure there are no adverse effects in relation to the water quality of two nearby sites, situated along Sandford Brook (downstream): Barrow Farm Fen SSSI; and Gozzards Ford Fen Local Wildlife Site.
- Consideration should be taken of the Priority Habitat – Deciduous Woodland along Sandford Brook and in the north-west corner when designing the connected Green Infrastructure for the site.
- Ensure there is a wildlife buffer between the Sandford brook and the development of at least 10 metres
- Consideration will be taken, where appropriate, to mitigate against any adverse effects on other priority habitat species, as identified through survey work and provide an additional plan to address invasive non-native species.



**East of Kingston Bagpuize with Southmoor (within the parish of Fyfield and Tubney) (34.73 ha)**

### Housing Allocation

Around 600 dwellings, subject to masterplanning.





## **East of Kingston Bagpuize with Southmoor (within the parish of Fyfield and Tubney)**

### **Site Specific Requirements:**

#### **Key objectives:**

- To deliver a high quality and sustainable urban extension to Kingston Bagpuize with Southmoor (Fyfield and Tubney Parish) which is integrated with the adjoining settlement of Kingston Bagpuize with Southmoor so residents can access existing facilities in the village.

#### **Urban design principles:**

- The site should be carefully masterplanned, taking into consideration nearby permissions and allocations while including opportunities to increase the site's connectivity and linkages to the centre of the existing settlement (to the west), and the wider community.
- Respect the setting of the site's current rural setting.
- All adjacent features require careful consideration, namely the A420 to the north, the committed housing sites to the west and south, the Millennium Green to the west, and Kingston Bagpuize Conservation Area to the southwest. Also, masterplanning should consider the value of the old Oxford Road, which runs through the site as a Bridleway and cycleway, linking Kingston Bagpuize to Fyfield and beyond.
- Adopt a permeable, perimeter block layout within the site to optimise connectivity within and beyond the site.
- The masterplan should address potential conflicts between school and other traffic.
- Affordable housing should be evenly distributed across the site and should not be used as a buffer between less desirable aspects of the site (e.g. A420) and market housing.

#### **Utilities:**

- Overhead power lines traversing the site will need to be considered as part of the overall masterplan.
- Upgrades to the sewer network may be required ahead of occupation.
- A detailed water supply strategy will be required.



**Access and highways:**

- The occupation of dwellings on the site will not begin prior to (1) the completion of the upgrade to Frilford Junction unless an alternative phasing plan is agreed with the County Council and (2) satisfactory air quality mitigation for Marcham.
- Access to be provided from A420 and the A415 via two new developer delivered roundabouts and a new link road through this site, provided to a standard acceptable to Oxfordshire County Council. The A415 roundabout will link with the business park.
- Contribute towards infrastructure improvements on the A420, A415 (including Frilford Junction) and any necessary mitigation measures identified through the site Transport Assessment.
- Contribute towards increasing the frequency of bus services.
- Provide for buses to travel through the site and provide bus stop infrastructure.
- Provide measures to alleviate current traffic flows through the centre of Kingston Bagpuize with Southmoor.
- Provide high quality pedestrian and cycle links including pedestrian crossings where necessary.
- Replace existing A420 laybys if surveys indicate a need.

**Social and community:**

- A new one form entry primary school including nursery provision will be required on site. This should be on a 2.22 ha site to allow for further growth.
- Contribute towards the need for additional secondary school places in the Faringdon/Botley/Abingdon area.
- Provide, subject to viability, a new local centre adjacent to the proposed primary school, located and designed to meet the needs of the expanded village.
- Contribute towards improvements to the existing healthcare and other community facilities in the area.

**Environmental health:**

- Investigate potential noise and air pollution impacts from the A420 and A415 and mitigate (if required) to offset any adverse impacts.
- Buffers shall not be counted towards recreational space.
- Undertake ground contamination surveys to ensure that the site is suitable for its intended use.



**Landscape considerations:**

- This land forms the eastern approach to the village and is highly visible from the main road; indicating a need for careful landscaping.
- Consider the sensitive approach to Kingston Bagpuize House and Kingston Bagpuize Park along the A415, which forms part of the Kingston Bagpuize Conservation Area.
- Retain existing trees and hedgerows and incorporate them into the connected Green Infrastructure of the site.
- Mass and scale of the built form should be designed to avoid being visually intrusive to sensitive views from the surrounding countryside, North Vale Corallian Ridge, A420, A415 and public rights of way.
- Retain and respect the eastern edge of the site marked by Aelfrith's Dyke, an early medieval boundary ditch, part of the Anglo-Saxon landscape.

**Biodiversity and Green Infrastructure:**

- The adjacent Millennium Green (nature reserve) is associated with a population of Great Crested Newts. Undertake necessary studies to investigate possible impact on protected species and set out measures to mitigate against any harmful impacts.
- Consider potential impacts, including recreational disturbance, to Frilford Heath SSSI and Appleton Lower Common SSSI, which are linked to the site by a bridleway.
- Consider green space provision for people and wildlife with potential to attract people away from the more sensitive designated sites nearby.
- Include Green Infrastructure to retain a mosaic of habitats and linear features to ensure that structural diversity and habitat connectivity through the site is maintained.
- Implement a sensitive directional lighting scheme to ensure that additional lighting does not impact on the retained green corridors across the site.
- Include biodiversity enhancements such as SUDS, hedgerow and tree planting, creation of ponds, creation of habitat for bats in buildings and bird boxes, creation of hibernacula for reptiles and amphibians, log piles for invertebrates, hedgehog domes and creation of wildflower grasslands in the development design in line with planning policy and the Natural Environment and Rural Communities Act (NERC) 2006 (which places a duty on local authorities to enhance biodiversity). Provision should be made for the long-term management of these areas.



**Flood risk and drainage:**

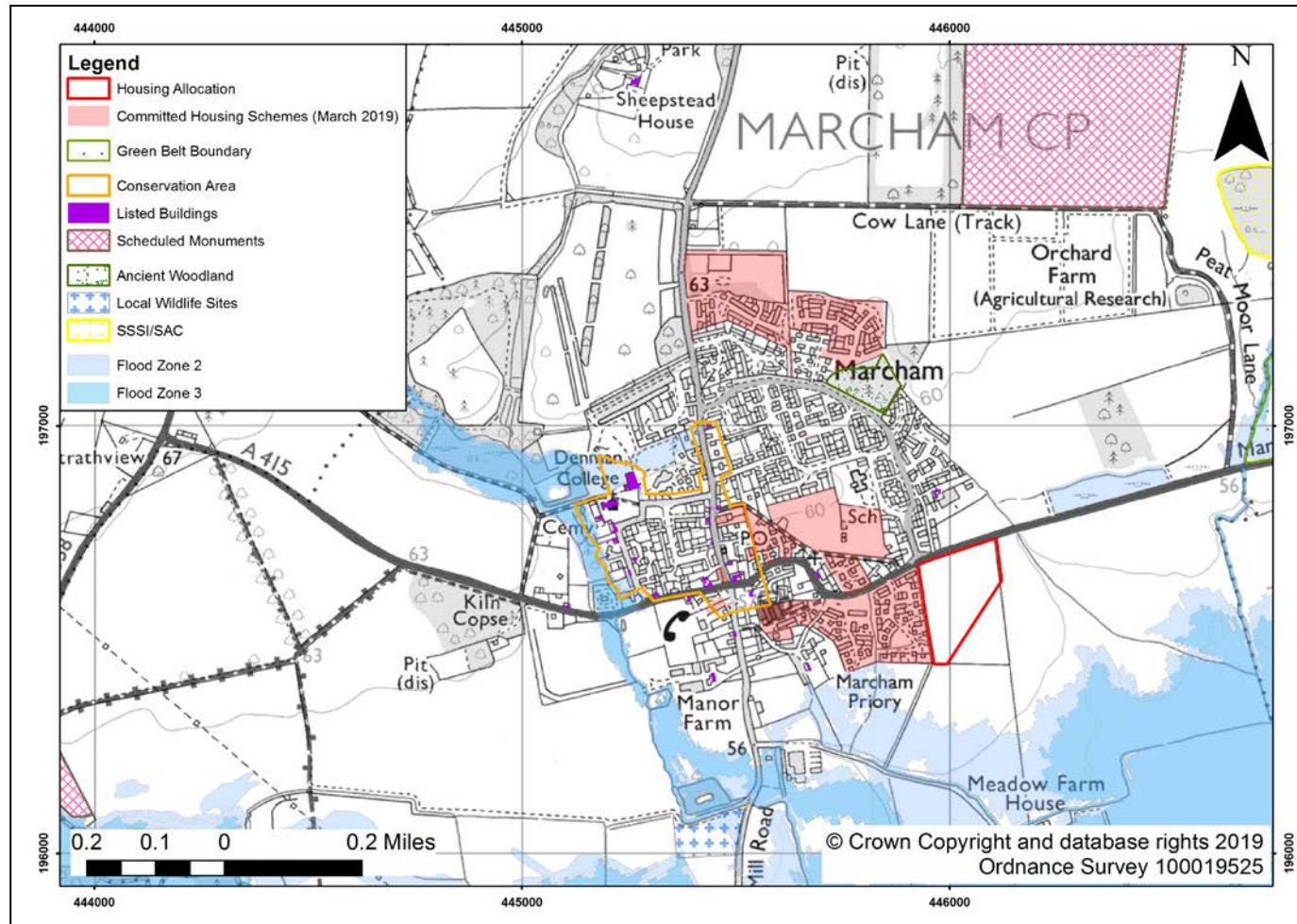
- Opportunities to incorporate Green Infrastructure within the SUDs to improve biodiversity and water quality are encouraged.
- Mitigation measures may be required to prevent any detrimental impact on the groundwater quality.



### South-East of Marcham (3.46 ha)

### Housing Allocation

Around 90 dwellings, subject to masterplanning.





## **South-East of Marcham**

### **Site Specific Requirements:**

#### **Key objectives:**

- To deliver a high quality and sustainable village extension to the south-east of Marcham which is integrated with Marcham village so residents can access existing facilities in the settlement.

#### **Urban design principles:**

- Seek to enhance the connectivity of the site with Marcham village.
- Buildings should be no higher than two storeys.
- Masterplanning should take into account the strategy for introducing an edge to the development in relation to the existing settlement and the safeguarded route adjacent.

#### **Utilities:**

- Upgrades to the sewer network may be required ahead of occupation.

#### **Access and highways:**

- Investigate access arrangements. Access should be possible onto the A415.
- Consider potential options to alleviate current traffic flows through the centre of Marcham, which is a designated Air Quality Management Area (AQMA).
- Contribute towards infrastructure improvements along the A415 (Marcham Bypass, Frilford Lights) and elsewhere if required.
- Ensure that land safeguarded for Marcham bypass is not affected by development.
- Contribute towards existing public transport routes in the area. There may be the potential to enhance the Abingdon / Witney route along the A415, and the potential to deliver a new bus stop adjacent to the site.
- Contribute towards enhancing the existing cycle and footpath network infrastructure into Abingdon-on-Thames, including at Marcham Interchange.

#### **Social and community:**

- Contribute towards improvements to the existing healthcare and other community facilities in the area.



- Contribute towards primary school provision either in Marcham or at the nearby development at Dalton Barracks and for early child care provision
- Contribute towards expansion of the existing secondary school capacity for the area in Abingdon-on-Thames.

**Environmental health:**

- Consider potential impact on Marcham Air Quality Management Area by undertaking an air quality impact assessment and identify practical mitigation where appropriate.
- The site may be adversely affected by road noise, resulting in an impact on any proposed residential development. Proposals will need to demonstrate suitability for the existing acoustic environment.

**Landscape considerations:**

- Consideration will need to be given to the impact from development on the Lowland Vale landscape.
- Consider additional mitigation planting to the south and east of the development.

**Biodiversity and Green Infrastructure:**

- Proposals should demonstrate that there would be no adverse impact on Cothill Fen SAC, Dry Sandford Pit SSSI, Barrow Farm Fen SSSI and Frilford Heath ponds and fen SSSI.
- Consider methods to enhance the biodiversity value of the site for both the natural environment, and future occupants of the new development.
- Regard should be taken to the area of Priority Habitat adjacent to the site. Green Infrastructure design should consider including new orchard areas.
- Provide details on how the site will contribute to the delivery of new Green Infrastructure and/or the improvement of existing assets.

**Flood risk and drainage:**

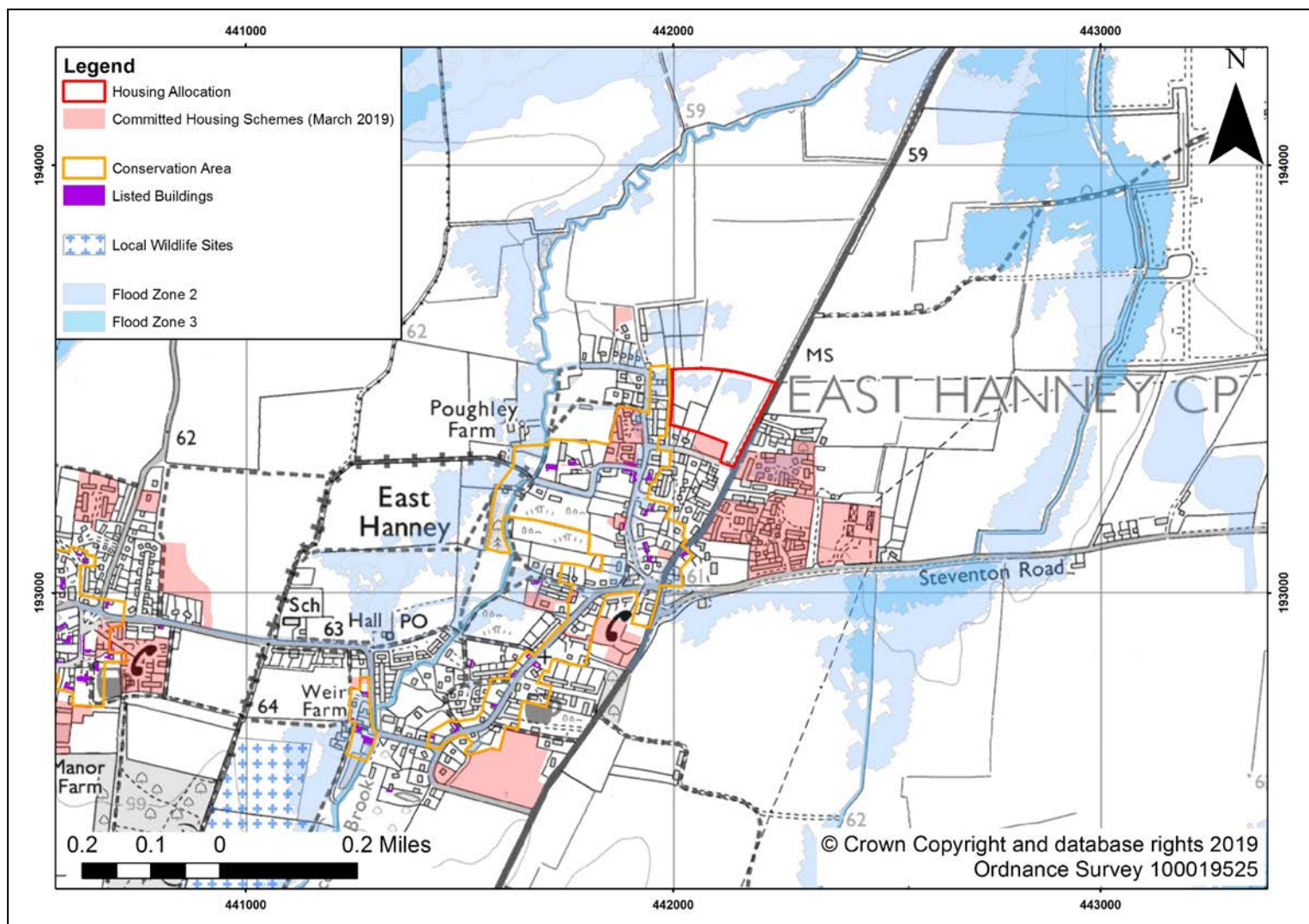
- A site-specific Flood Risk Assessment will be required.



## North of East Hanney (3.44 ha)

## Housing Allocation

Up to 80 dwellings, subject to masterplanning.





## **North of East Hanney**

### **Site Specific Requirements:**

#### **Key objectives:**

- To deliver a high quality and sustainable village extension to the north of East Hanney village which is in keeping with the rural setting and character of the area and integrates with the centre of the village so residents can access existing facilities.

#### **Urban design principles:**

- The site should seek to maximise connectivity with the existing settlement to the south.
- Provide a pedestrian link to Ashfields Lane, for safe access to the bus stop and village facilities.
- Masterplanning should take into account the strategy for introducing a more positive and sensitive edge to the development, in relation to the existing settlement.
- Lower densities should be located towards the southern boundary of the development. Dwellings closest to Ashfields Lane should have a frontage onto the lane, reflecting the existing pattern of development.

#### **Utilities:**

- Upgrades to the sewer network may be required ahead of occupation.

#### **Access and highways:**

- Consider in detail access arrangements for the site.
- Contribute towards infrastructure improvements along the A338 (Frilford Lights) and elsewhere if required.
- Contribute towards the further enhancement of bus services in the area.
- A junction capacity assessment is required

#### **Social and community:**

- Contribute towards improvements to the existing healthcare and other community facilities in the area.
- Contribute towards the expansion of the existing St. James Primary School and any necessary additional nursery provision.
- Contribute towards the expansion of existing secondary school places in the area.



**Environmental health:**

- The site may be adversely affected by road noise, resulting in an impact on any proposed residential development. Proposals will need to demonstrate suitability for the existing acoustic environment.

**Landscape considerations:**

- Development should seek to conserve and where possible, enhance, the adjacent conservation area through appropriate design and careful landscaping.

**Biodiversity and Green Infrastructure:**

- Consider methods to enhance the biodiversity value of the site for both the natural environment and future occupants of the new development.
- Provide a sufficient buffer zone for the existing watercourse which runs along the eastern boundary of the site.

**Flood risk and drainage:**

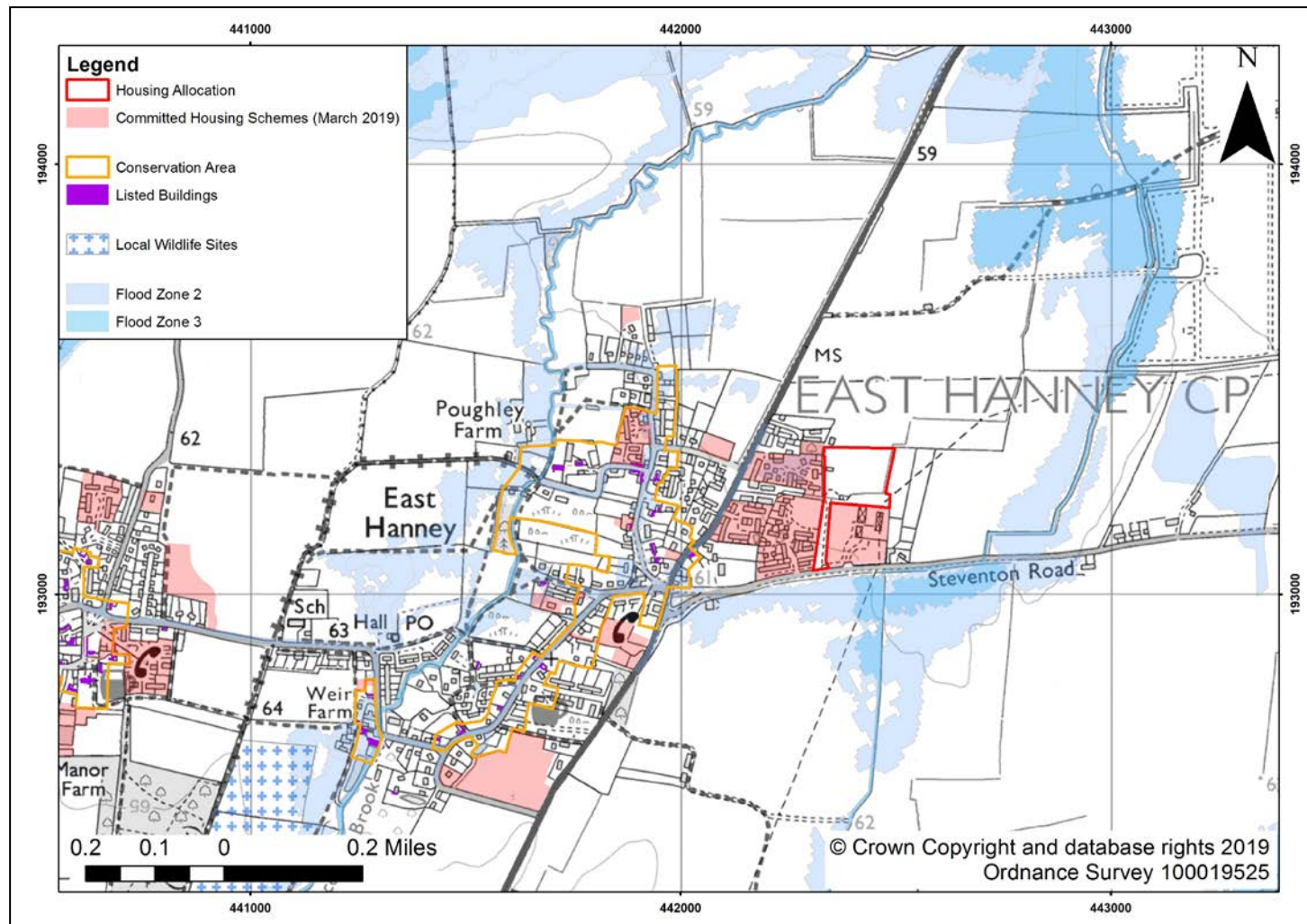
- A site-specific Flood Risk Assessment will be required.



## North-East of East Hanney (2.39 ha)

## Housing Allocation

Up to 50 dwellings, subject to masterplanning.





## **North-East of East Hanney**

### **Site Specific Requirements:**

#### **Key objectives:**

- To deliver a high quality and sustainable village extension to the north-east of East Hanney village which is in keeping with the rural setting and character of the area and integrates with the centre of the village so residents can access existing facilities.

#### **Urban design principles:**

- The site should seek to maximise connectivity, where possible, through adjacent sites, and with the existing core of the village to the west.
- Masterplanning should take into account the strategy for introducing a more positive and sensitive edge to the development, in relation to the existing settlement.
- The design of the properties should be no higher than two storeys.

#### **Utilities:**

- Upgrades to the sewer network may be required ahead of occupation.

#### **Access and highways:**

- Consider in detail access arrangements for the site.
- Contribute towards infrastructure improvements along the A338 (Frilford Lights) and elsewhere if required.
- Contribute towards the further enhancement of bus services in the area.
- A junction capacity assessment is required

#### **Social and community:**

- Contribute towards improvements to the existing healthcare and other community facilities in the area.
- Contribute towards the expansion of the existing St. James Primary School and any necessary nursery provision.
- Contribute towards the expansion of existing secondary school places in the area.



**Landscape considerations:**

- This land forms the eastern and northern approach to the village, and is highly visible from the main road; indicating a need for careful landscaping.
- Protect and integrate existing trees and hedges into the development, where possible.

**Biodiversity and Green Infrastructure:**

- Consider methods to enhance the biodiversity value of the site for both the natural environment and future occupants of the new development.
- Provide wildlife buffers along all watercourses of at least 10 metres, and enhance existing habitats for protected species including water voles if required.

**Flood risk and drainage:**

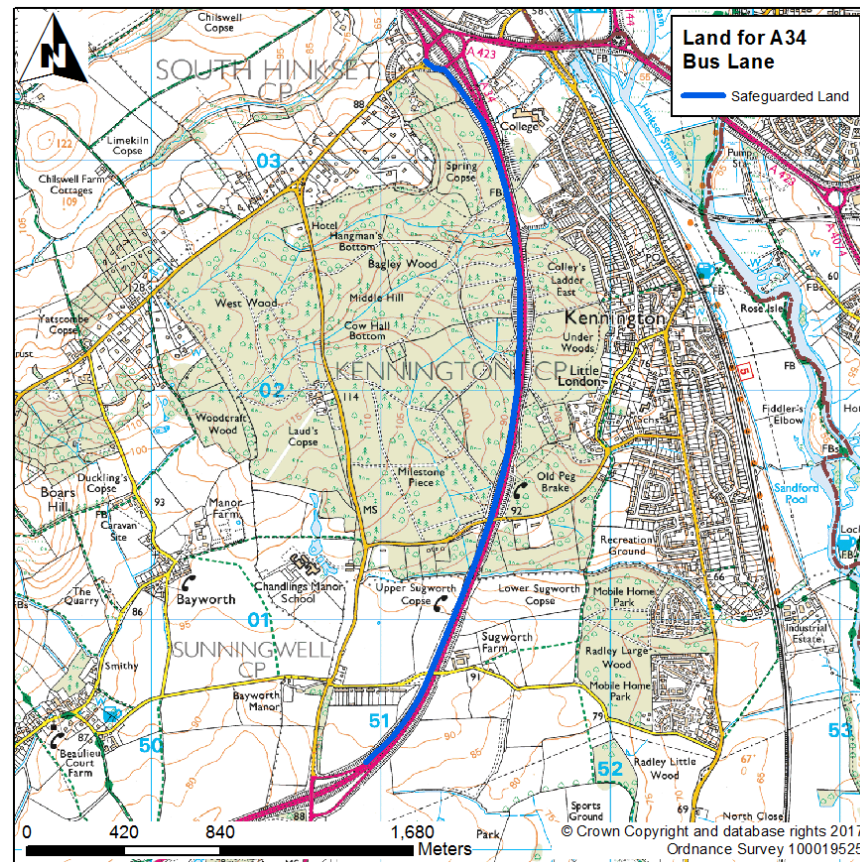
- A site-specific Flood Risk Assessment will be required.



# Appendix B: Land for Safeguarding for Future Transport Schemes - Maps

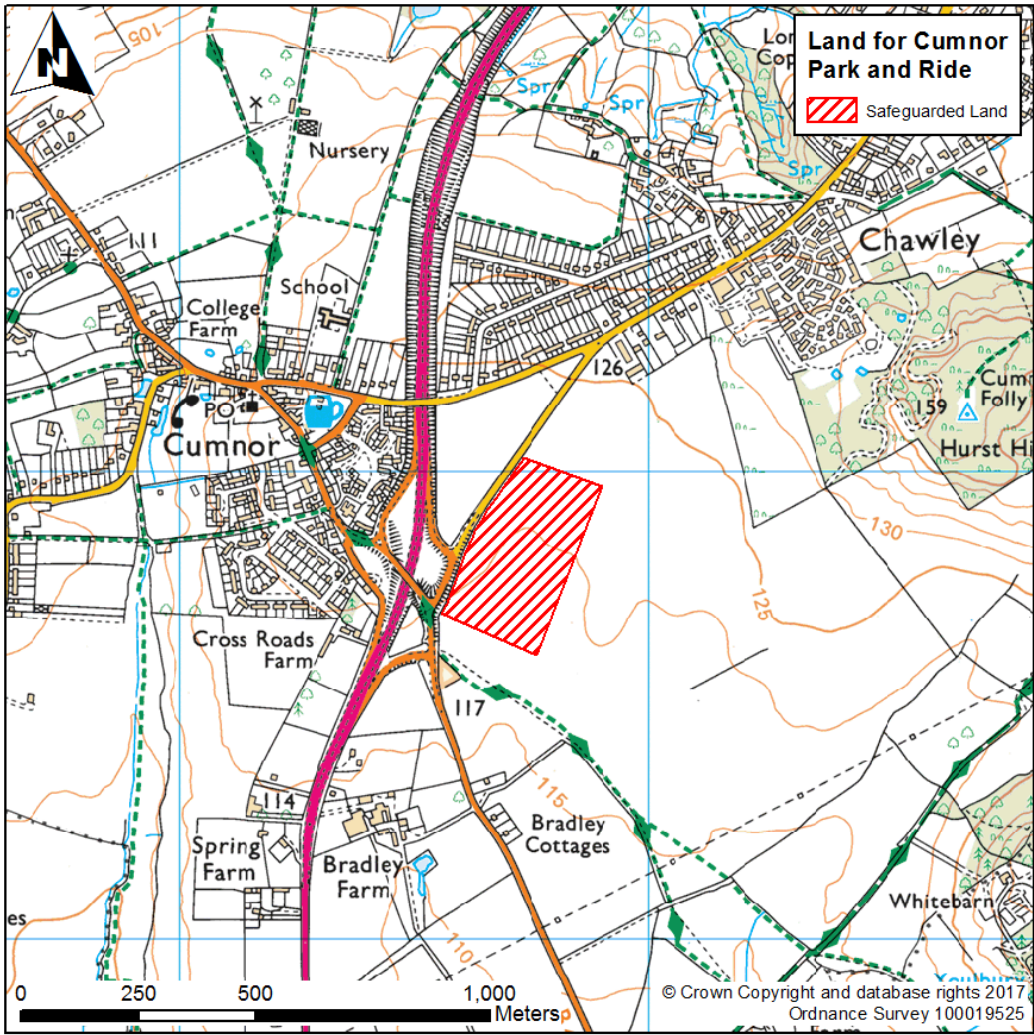
## 1. Abingdon-on-Thames and Oxford Fringe Sub-Area

### Land Safeguarded for A34 Bus Lane



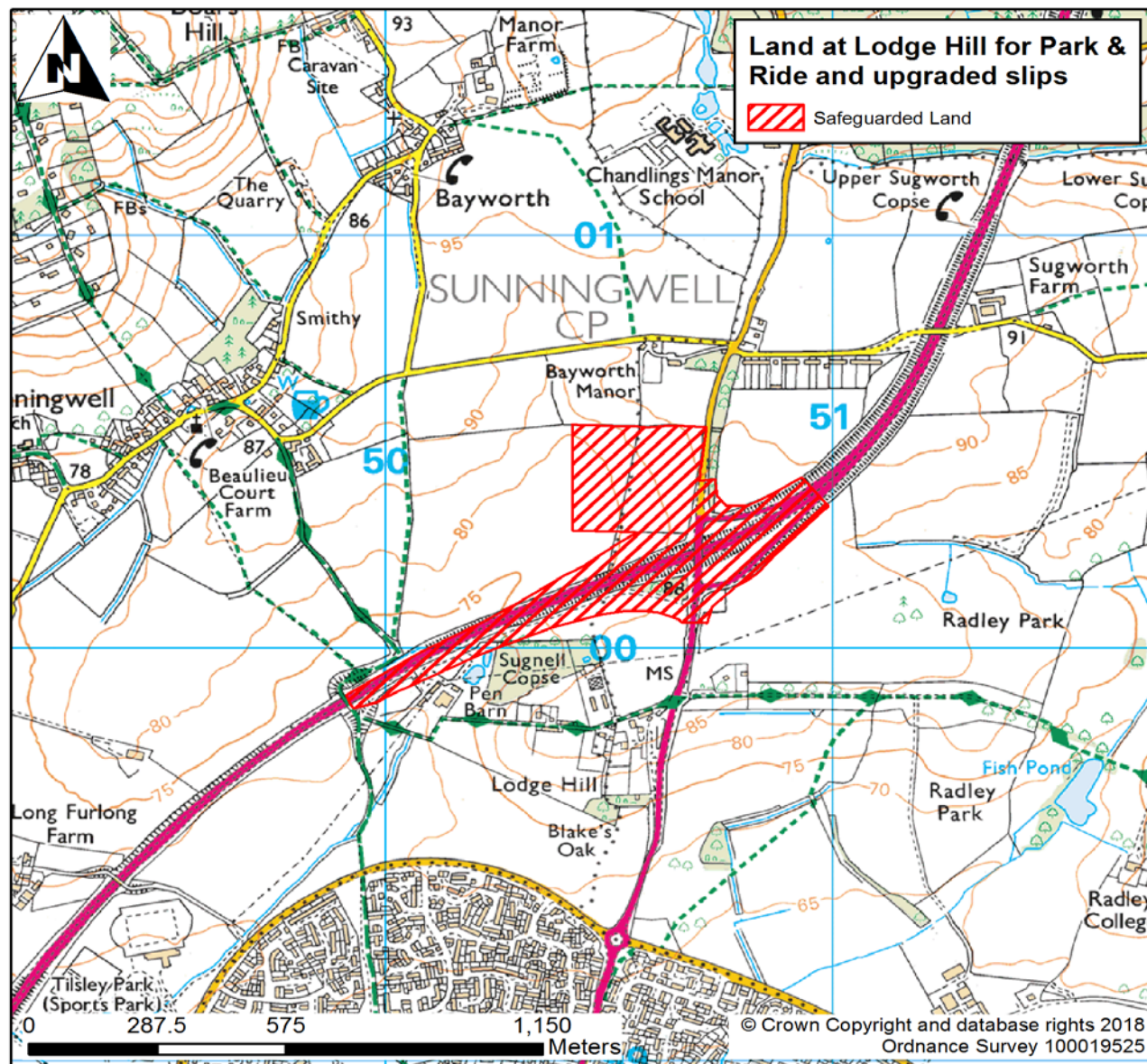


## Land Safeguarded for Cumnor Park and Ride



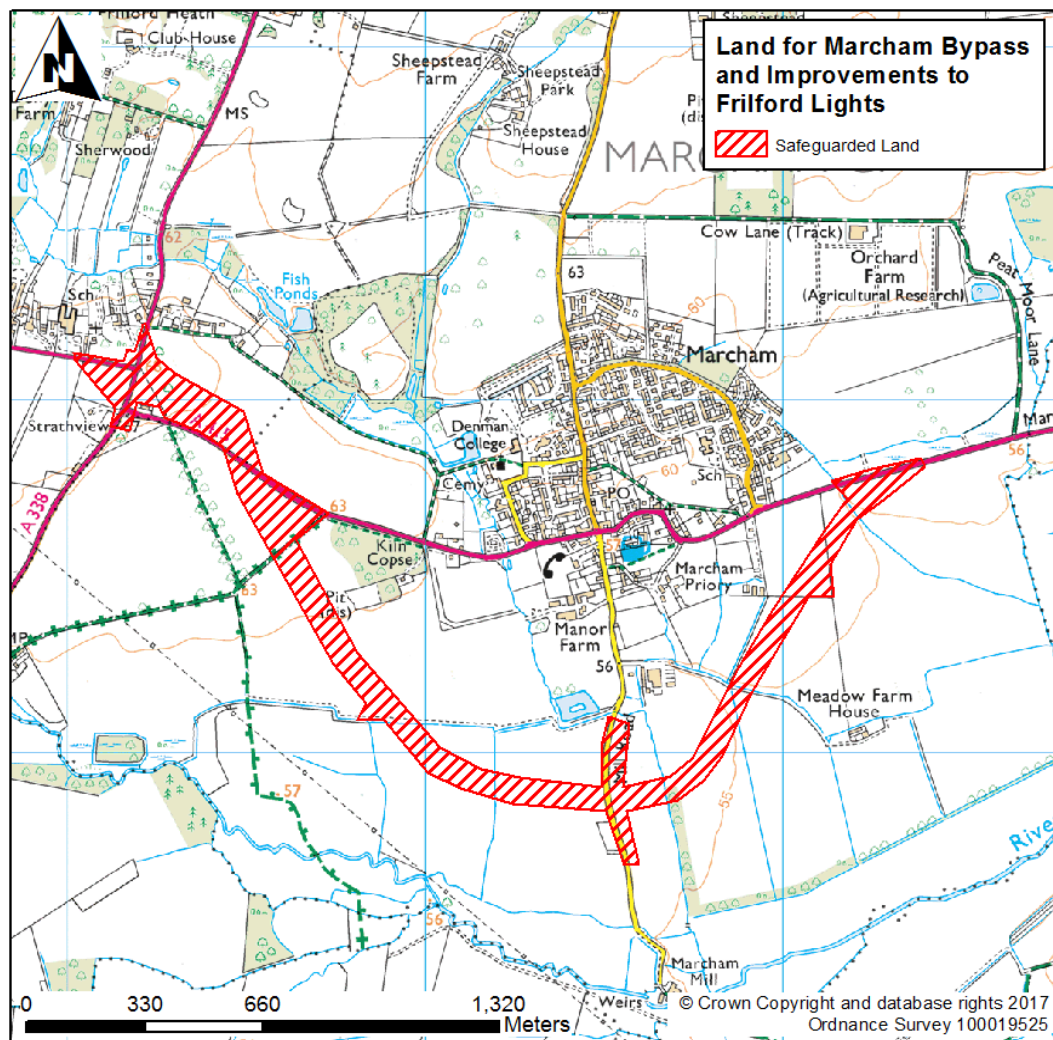


## Land Safeguarded for Lodge Hill Park and Ride and Upgraded Slips



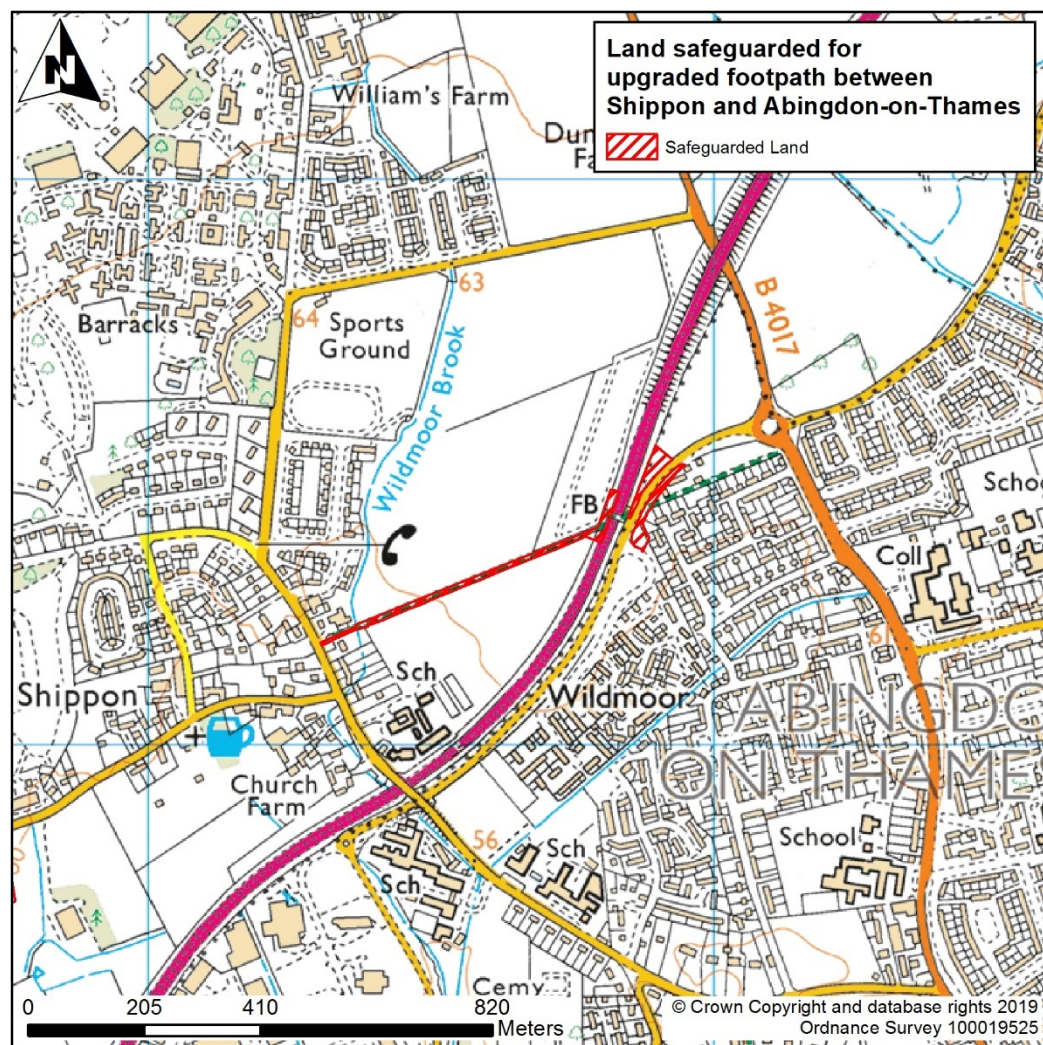


## Land Safeguarded for Marcham Bypass and Improvements to Frilford Lights





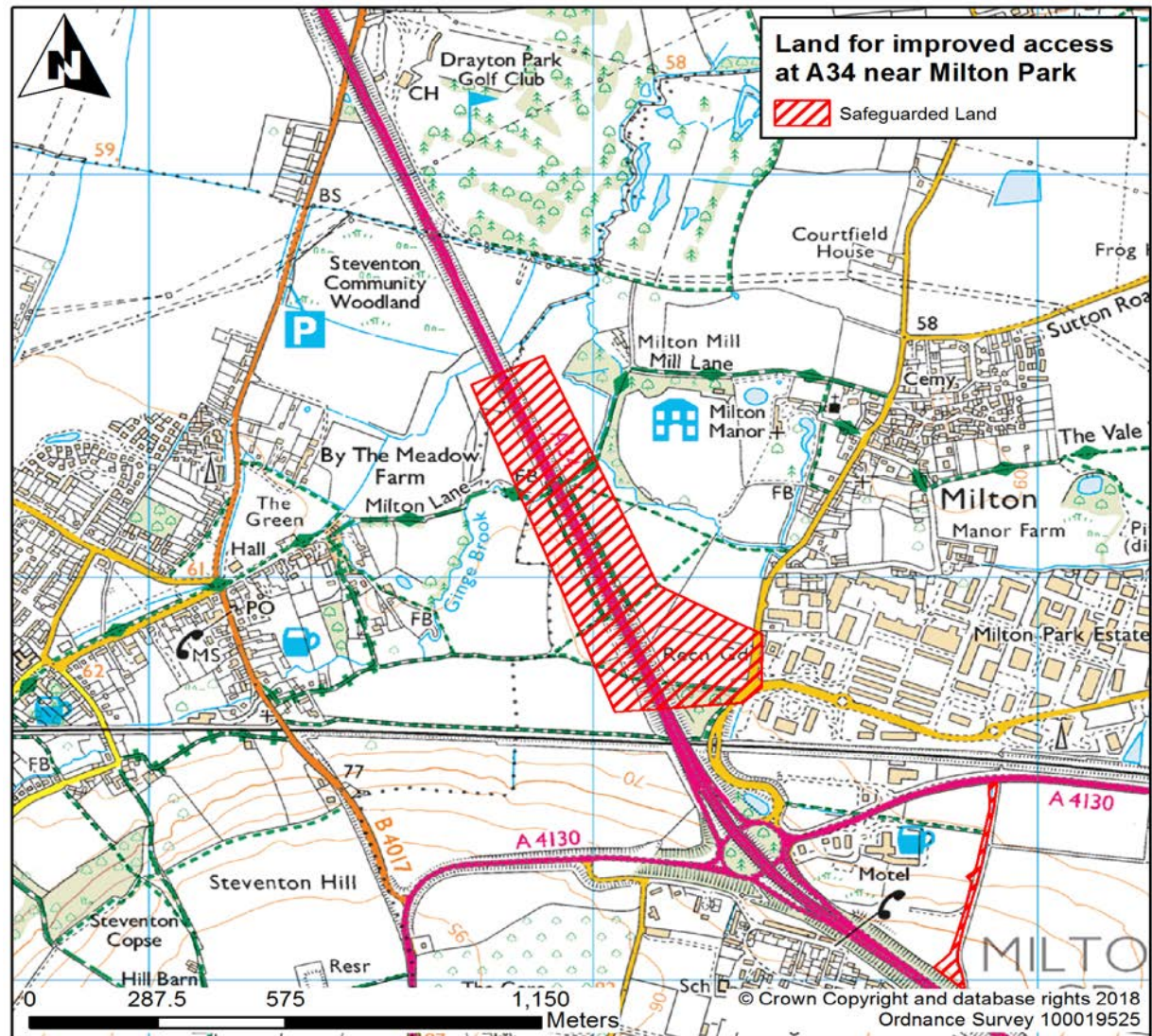
## Land Safeguarded for Upgraded Footpath between Shippon and Abingdon-on-Thames





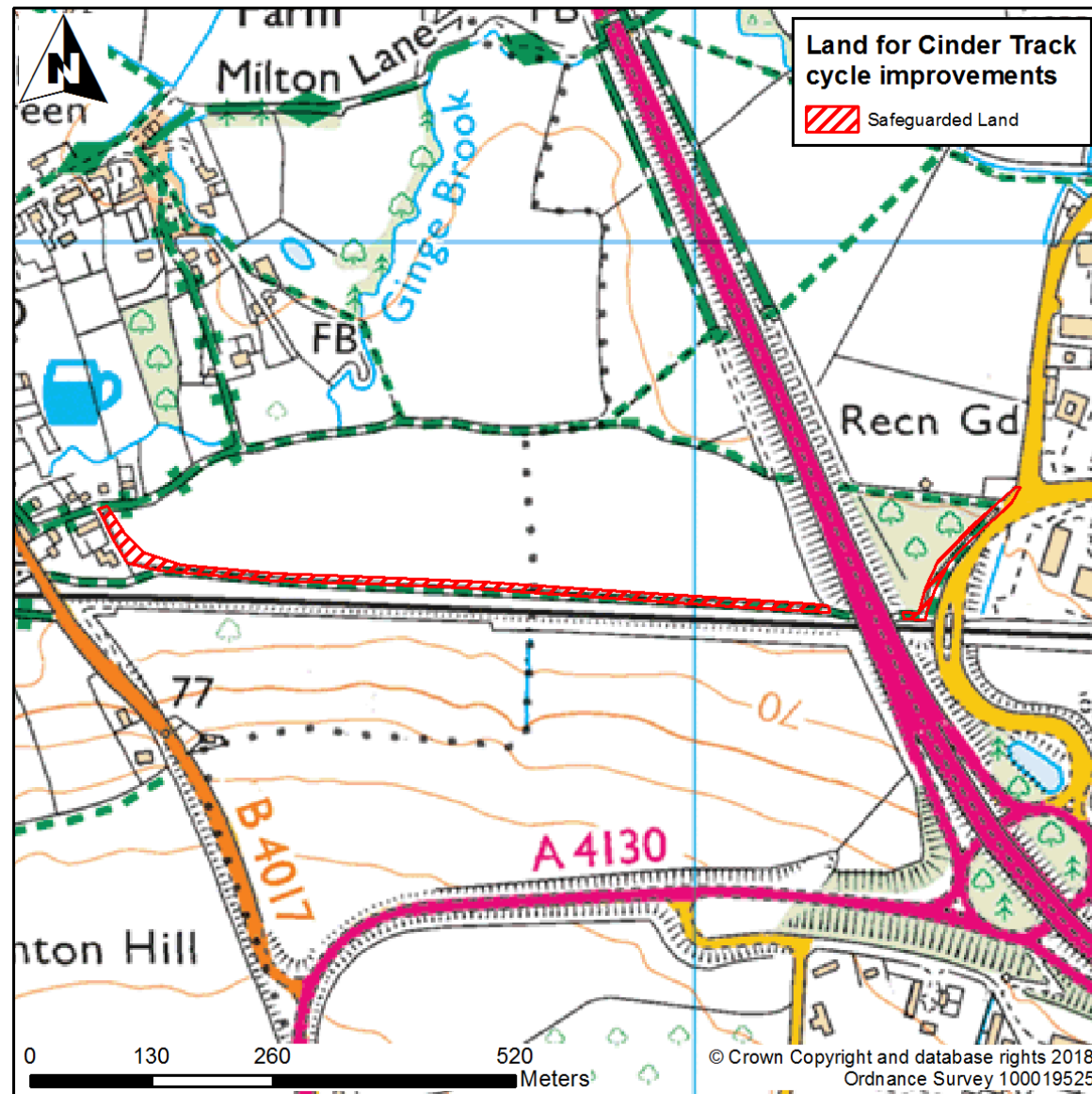
## 2. South-East Vale Sub-Area

### Land Safeguarded for Improved Access to A34 Near Milton Park



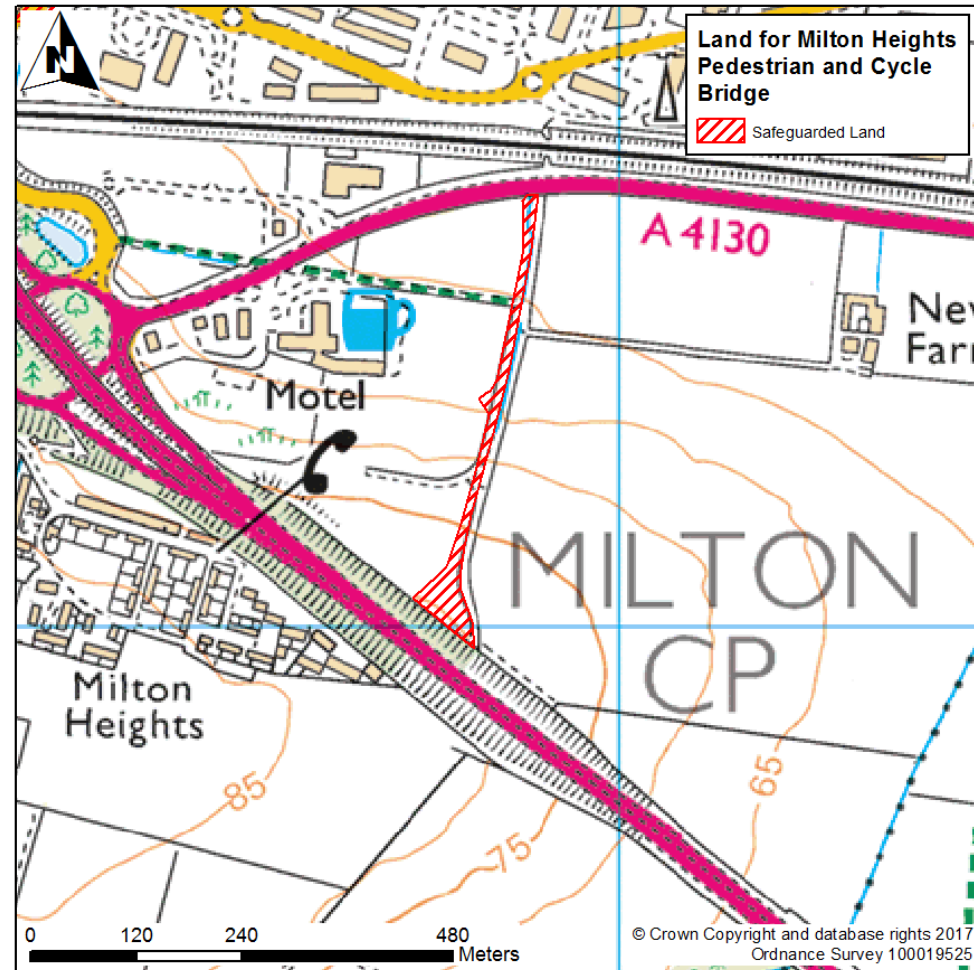


## Land for Cinder Track Cycle Improvements



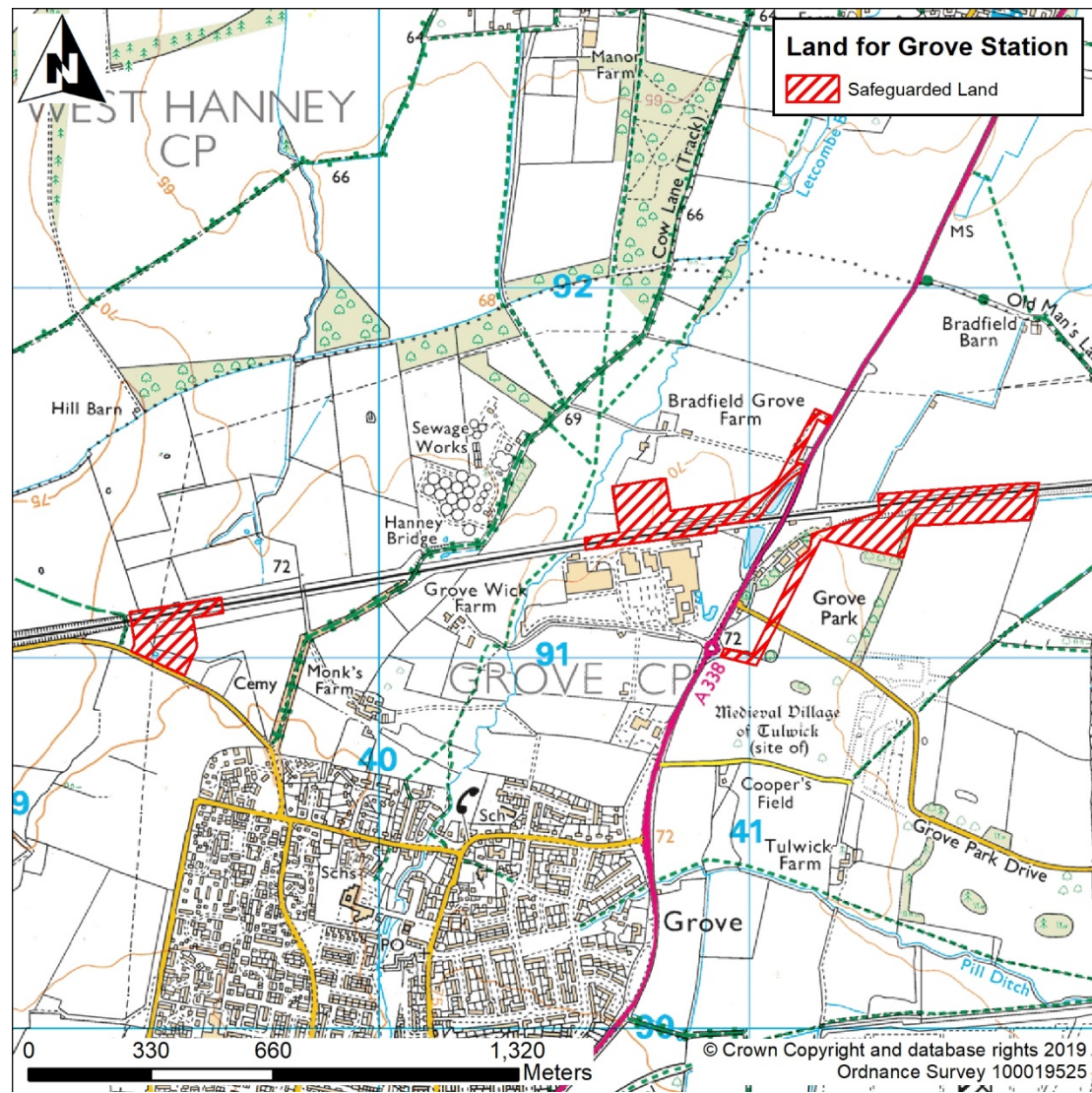


## Land Safeguarded for Milton Heights Pedestrian and Cycle Bridge



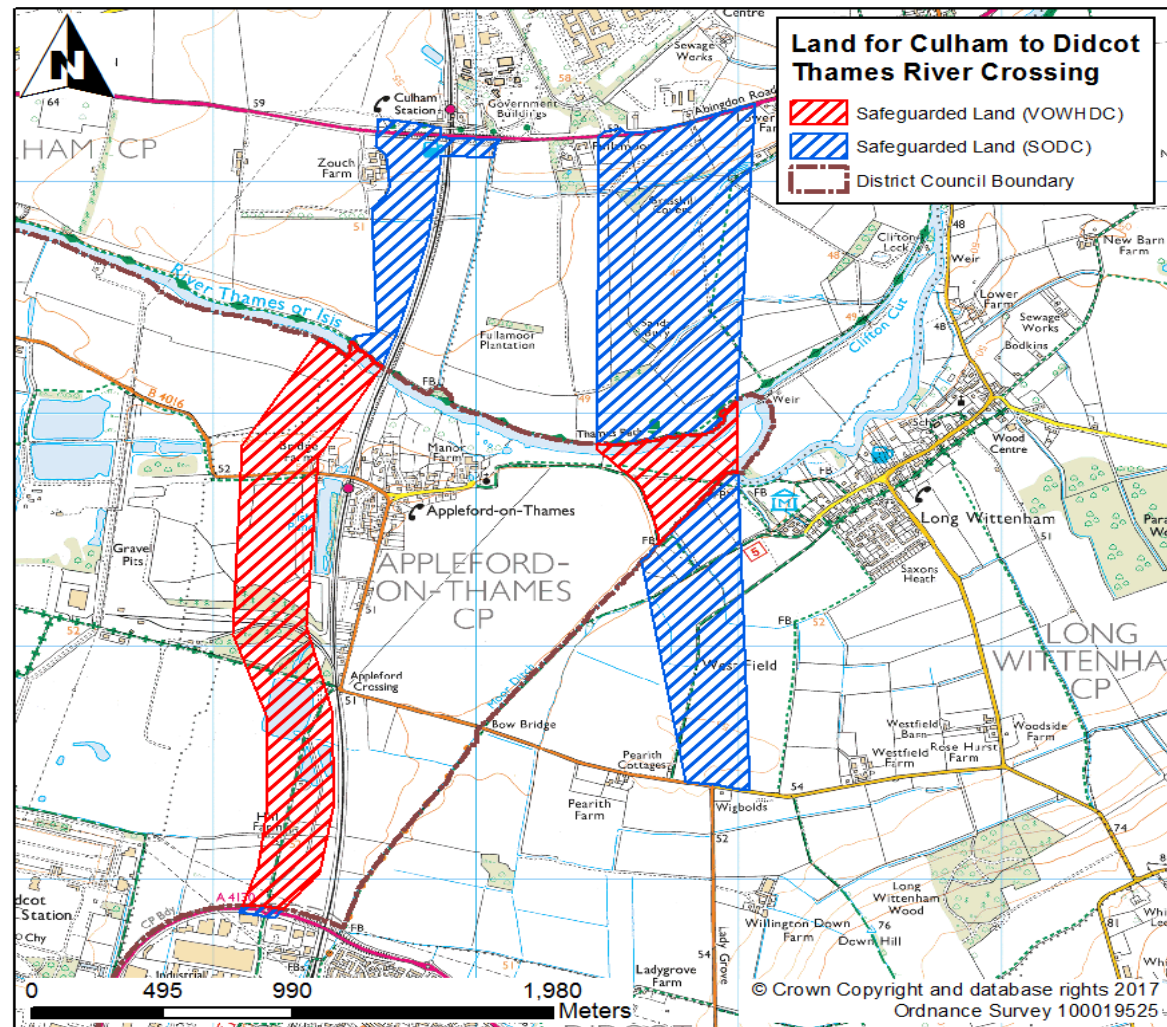


## Land Safeguarded for Grove Railway Station



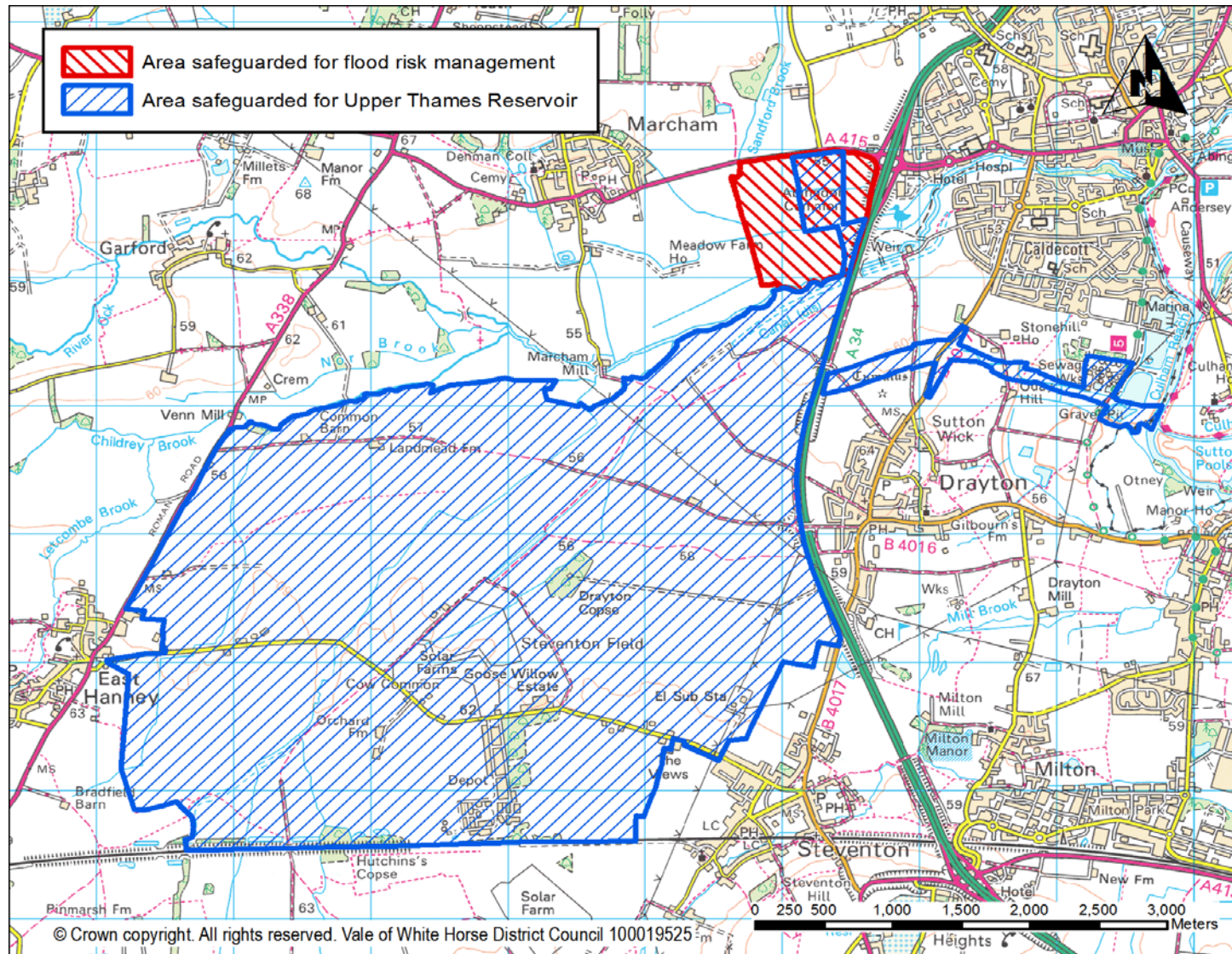


## Land Safeguarded for Culham to Didcot Thames River Crossing





## Appendix C: Land Safeguarded for Upper Thames Reservoir





# **Appendix D: The Saved Policy from Local Plan 2011 regarding Grove Airfield**

## **POLICY H5**

**THE FORMER AIRFIELD WEST OF GROVE IS IDENTIFIED AS A STRATEGIC HOUSING SITE WHERE DEVELOPMENT WILL LAST BEYOND THE LIFETIME OF THIS PLAN. PROPOSALS WILL ONLY BE PERMITTED WHERE THEY ARE IN ACCORDANCE WITH COMPREHENSIVE DEVELOPMENT PRINCIPLES AND GUIDELINES WHICH ACHIEVE A DISTINCTIVE HIGH QUALITY, SUSTAINABLE DEVELOPMENT WHICH WILL INTEGRATE SUCCESSFULLY WITH THE EXISTING VILLAGE AND ITS COMMUNITY AND WHERE ALL NECESSARY ON-SITE AND OFF-SITE INFRASTRUCTURE AND SERVICE REQUIREMENTS ARE MET. THE INFRASTRUCTURE AND FACILITIES TO SERVICE THE NEW DEVELOPMENT WILL BE REQUIRED TO BE PROVIDED AT THE EARLIEST PRACTICABLE STAGE OF THE DEVELOPMENT. THE DEVELOPMENT OF THE SITE WILL INCLUDE THE ON-SITE PROVISION OF:**

- i) ABOUT 2500 DWELLINGS TO 2021, OF WHICH SOME 500 DWELLINGS WILL BE BUILT BY 2011. THE LAND DEVELOPED FOR HOUSING (ABOUT 62.5 HECTARES) WILL BE AT 40 DWELLINGS PER HECTARE AVERAGE NET DENSITY OVER THE SITE AS A WHOLE;**
- ii) A MIX OF DWELLING TYPES AND SIZES IN ACCORDANCE WITH POLICY H16 BELOW;**
- iii) 40% OF THE DWELLING UNITS TO BE AFFORDABLE HOUSING IN ACCORDANCE WITH POLICY H17, WITH THE UNITS DISTRIBUTED EVENLY THROUGHOUT THE AREA USED FOR HOUSING;**
- iv) HOUSING SUITABLE FOR THE ELDERLY, WITH WARDEN CONTROL, IF APPROPRIATE TO THE IDENTIFIED NEED;**
- v) A MIXED-USE LOCAL CENTRE ACCESSIBLE TO ALL TO INCLUDE;**
  - a. A PRIMARY SCHOOL**
  - b. A COMMUNITY CENTRE OF AT LEAST 1400 SQUARE METRES**
  - c. AN INDOOR COMMUNITY SPORTS HALL AND HARD SURFACED AREAS FOR SPORT**
  - d. A LIBRARY**
  - e. LOCAL SHOPS AND RETAIL SERVICES, INCLUDING A SUPERMARKET AND FURTHER SMALL PREMISES INCLUDING AT LEAST A PHARMACY, A POST OFFICE AND A PUBLIC HOUSE, CAFE OR WINE BAR (NOT LESS THAN 1000 SQUARE METRES IN TOTAL)**
  - f. SMALL PREMISES WITHIN CLASS B1 OF THE USE CLASSES ORDER**
  - g. LIVE-WORK UNITS WITH INTERNAL ACCESS BETWEEN THE WORKSPACE AND A DWELLING AT UPPER FLOOR LEVEL**



- h. RESIDENTIAL USES ON THE UPPER STOREYS OF USES d-g) ABOVE, WHERE APPROPRIATE
  - i. A PRIMARY CIVIC SPACE INCLUDING A PAVED PEDESTRIAN AREA AND PUBLIC GARDEN
  - j. FACILITIES FOR PRE-SCHOOL CHILDREN
  - k. PARKING FOR CARS, MOTORCYCLES, MOPEDS AND CYCLES AND
  - l. CLOSED CIRCUIT TELEVISION;
- vi) AN ADDITIONAL PRIMARY SCHOOL;
- vii) A SECONDARY SCHOOL;
- viii) FACILITIES FOR TEENAGERS;
- ix) A NETWORK OF OPEN SPACES LINKED BY SAFE AND CONVENIENT PEDESTRIAN AND CYCLE ROUTES TO THE LOCAL CENTRE AND THE SURROUNDING COUNTRYSIDE TO INCLUDE
  - a. EQUIPPED AND INFORMAL CHILDREN'S PLAY AREAS WITHIN OR CLOSE TO THE LAND DEVELOPED FOR HOUSING (ABOUT 5 HECTARES)
  - b. CIVIC SPACES (ABOUT 3 HECTARES)
  - c. PLAYING FIELDS FOR OUTDOOR COMMUNITY SPORT (ABOUT 11.25 HECTARES)
  - d. A COMMUNITY PARK (OF SOME 23 HECTARES)
  - e. STRUCTURAL LANDSCAPING AREAS AND A BUFFER ZONE TO GROVE TECHNOLOGY PARK (OF SOME 12.5 HECTARES);
- x) A PUBLIC ART PROJECT OR PROJECTS;
- xi) MEASURES TO ENCOURAGE THE EFFICIENT USE OF ENERGY, WATER AND OTHER RESOURCES;
- xii) SURFACE WATER DRAINAGE WORKS;
- xiii) A NETWORK OF FOOTPATHS, CYCLE TRACKS, ROADS AND BUS ROUTES AND ASSOCIATED PROVISION WITHIN THE SITE WITH CONNECTIONS TO EXISTING AND FUTURE NETWORKS;
- xiv) THE REALIGNMENT OF DENCHWORTH ROAD OR AN ALTERNATIVE ROAD SOUTH OF GROVE TO MABLY WAY IN THE FIRST PHASE OF THE DEVELOPMENT;
- xv) A NEW ROAD FROM THE SITE TO THE A338 NORTH OF GROVE TO BE STARTED EARLY IN THE SECOND PHASE OF DEVELOPMENT AND COMPLETED BEFORE ANY MORE THAN 1,500 DWELLINGS IN TOTAL HAVE BEEN BUILT ON THE SITE;



**xvi) FINANCIAL CONTRIBUTIONS WILL BE SOUGHT TOWARDS THE FOLLOWING MEASURES THAT WILL NOT BE PROVIDED ON THE SITE INCLUDING:**

- a. THE PROVISION OF OFF-SITE FOOTPATHS AND CYCLE TRACK LINKS, ROAD IMPROVEMENTS AND TRAFFIC MANAGEMENT MEASURES IN GROVE, WANTAGE AND THE SURROUNDING AREA. THESE WILL INCLUDE**
  - **MEASURES TO MINIMISE TRAFFIC FROM THE DEVELOPMENT USING DENCHWORTH ROAD AND OXFORD LANE WITHIN THE CURRENT BUILT-UP AREA OF GROVE TO ACCESS THE A338, AND HARCOURT ROAD, HARCOURT WAY AND CHARLTON VILLAGE ROAD THROUGH WANTAGE**
  - **IMPROVING THE LINKS FROM THE SITE TO FACILITIES IN GROVE AND WANTAGE, INCLUDING TO THE PROPOSED RAIL STATION, THE HEALTH CENTRE IN MABLY WAY, WANTAGE TOWN CENTRE AND GROVE TECHNOLOGY PARK**
  - **IMPROVING CYCLE LINKS TO MILTON PARK AND THE HARWELL SCIENCE AND INNOVATION CAMPUS**
  - **IMPROVING THE A338 NORTH OF GROVE, THE A417 EAST OF WANTAGE AND ACCESSES TO THE A34**
  - **A RELIEF ROAD SCHEME FOR WANTAGE;**
- b. THE PROVISION OF IMPROVED PUBLIC TRANSPORT SERVICES AND ASSOCIATED FACILITIES (INCLUDING BUS PRIORITY MEASURES AND HIGH-QUALITY BUS WAITING FACILITIES) TO**
  - **THE PROPOSED RAIL STATION AT GROVE**
  - **WANTAGE AND THE MAIN EMPLOYMENT AREAS AT THE HARWELL SCIENCE AND INNOVATION CAMPUS, MILTON PARK, ABINGDON AND OXFORD; AND**
- c. ENHANCING EXISTING INFRASTRUCTURE AND SERVICES IN GROVE AND WANTAGE INCLUDING WANTAGE SWIMMING POOL AND FIRE STATION AND THE RESTORATION OF THE WILTS AND BERKS CANAL.**



## Appendix E: Conservation Areas

	Date of Designation	Date of Amendment
<b>Abingdon Town Centre</b>	December 1968	14 March 1973 31 July 1974 25 October 1976 13 June 1977
<b>Abingdon, Albert Park</b>	24 February 1975	
<b>Abingdon, Northcourt</b>	27 February 1978	16 July 2008
<b>Appleton</b>	09 July 1969	18 December 1990
<b>Ardington and East Lockinge</b>	22 July 1970	
<b>Ashbury</b>	03 February 1970	
<b>Baulking</b>	03 February 1971	
<b>Blewbury</b>	22 July 1970	18 December 1990
<b>Bourton</b>	03 February 1971	07 January 2011
<b>Buckland</b>	03 February 1971	
<b>Buscot</b>	03 February 1971	
<b>Charney Bassett</b>	27 February 1978	
<b>Childrey</b>	22 July 1970	18 December 1990



	Date of Designation	Date of Amendment
<b>Coleshill</b>	03 February 1971	
<b>Cumnor</b>	09 July 1969	07 January 2011
<b>Denchworth</b>	22 July 1970	
<b>Drayton</b>	09 July 1969	
<b>East Hanney</b>	27 February 1978	18 December 1990
<b>East Hendred</b>	September 1968	16 July 2008
<b>East Lockinge (See Ardington and East Lockinge)</b>	22 July 1970	
<b>Faringdon</b>	17 September 1969	02 May 1982
<b>Fyfield &amp; Netherton</b>	09 July 1969	
<b>Goosey</b>	09 July 1990	
<b>Great Coxwell</b>	03 February 1971	
<b>Grove</b>	28 February 1984	
<b>Harwell</b>	22 July 1970	
<b>Hatford</b>	03 February 1971	
<b>Hinton Waldrist</b>	03 February 1971	
<b>Idstone</b>	03 February 1970	



	Date of Designation	Date of Amendment
<b>Kingston Bagpuize</b>	18 March 1970	18 December 1990
<b>Kingston Lisle</b>	18 December 1990	
<b>Letcombe Bassett</b>	22 July 1970	
<b>Letcombe Regis</b>	22 July 1970	
<b>Little Coxwell</b>	03 February 1971	
<b>Littleworth</b>	26 February 1991	
<b>Longworth</b>	03 February 1971	
<b>Marcham</b>	09 July 1969	
<b>Milton</b>	09 July 1969	December 2016
<b>North Hinksey</b>	09 July 1969	
<b>Pusey</b>	03 February 1971	14 May 1991
<b>Shellingford</b>	03 February 1971	
<b>Shrivenham</b>	03 February 1971	
<b>Sparsholt</b>	09 July 1969	
<b>Stanford in the Vale</b>	17 March 1971	
<b>Steventon</b>	09 July 1969	



	Date of Designation	Date of Amendment
<b>Sutton Courtenay</b>	09 July 1969	
<b>Uffington</b>	03 February 1970	
<b>Wantage Town Centre</b>	18 March 1970	26 February 1985
<b>Wantage – Charlton</b>	28 February 1984	
<b>West Hanney</b>	22 July 1970	24 July 1990
<b>West Hendred</b>	22 July 1970	
<b>Woolstone</b>	03 February 1971	
<b>Wytham</b>	18 March 1970	16 July 2008



## Appendix F: Scheduled Monuments

Parish	Scheduled Monument	Date First Scheduled	Date Amended	Grid Ref
Abingdon	Ock Bridge	n/a	n/a	SU 488 969
Abingdon	Settlement Sites N of Wick Hall	n/a	n/a	SU 483 958
Abingdon	Abingdon Bridge including Maud Hale's Bridge	n/a	n/a	SU 500 969
Abingdon	Abingdon Abbey (remains of)	n/a	n/a	SU 498 971
Abingdon	Barton (remains of)	n/a	n/a	SU 504 974
Abingdon	Castle Mound at Fitzharris	n/a	n/a	SU 497 976
Appleford-on-Thames	Settlement Site SE of Church	n/a	n/a	SU 533 934
Ardington	Grims Ditch; Section 200yds (180m) long W of Scotch Fir Belt	n/a	n/a	SU 435 849
Ashbury	Fognam Clump field system	n/a	n/a	SU 289 807
Ashbury	Fognam Clump and adjacent field system	n/a	n/a	SU 289 807
Ashbury	Wayland's Smithy chambered long barrow, including earlier barrow and Iron Age and Roman boundary ditches	18 August 1882	31 October 1995	SU 281 854
Ashbury	Bowl Barrow 350m south-west of Harley Bushes, Bishopstone Downs	11 November 1992	n/a	SU 273 811
Ashbury	Alfred's Castle univallate hillfort	11 February 1958	04 March 1997	SU 277 822



Parish	Scheduled Monument	Date First Scheduled	Date Amended	Grid Ref
Ashbury	Three round barrows forming the core of a dispersed barrow cemetery on Ildstone Down	03 January 1963	16 November 1998	SU 275 810
Blewbury	Blewbarton Hill	n/a	n/a	SU 547 862
Blewbury	Grim's Ditch; Section on Aston Upthorpe Down	n/a	n/a	SU 539 833
Blewbury	Bowl Barrow 500m west of Churn Park Cottage	29 June 1960	30 August 1990	SU 507 830
Blewbury	Two bowl barrows and a pair of confluent barrows 270 north east of Churn Farm	26 October 1934	04 February 1999	SU 516 837
Blewbury	Churn Knob bell barrow and adjacent bowl barrow on Churn Hill	26 October 1934	04 February 1999	SU 522 847
Blewbury	Two round barrows 520m and 550m north of Lower Chance Farm	26 October 1934	02 December 1998	SU 520 833
Blewbury	Bowl barrow 310m south east of Lower Chance Farm	26 October 1934	02 December 1998	SU 523 826
Blewbury	Bowl barrow 700m north west of Churn Farm	04 February 1999	n/a	SU 507 840
Bourton	Bourton Village Cross	04 December 1956	24 December 1996	
Buckland	Burroway enclosure	05 January 1990		SP 309 004
Buckland	Causewayed enclosure and associated features on the south bank of the River Thames, immediately west of Rushey Weir	26 November 2004	n/a	SU 321 000
Buckland	Long mortuary enclosure and associated barrow 120m south of Rushey Weir	26 November 2004	n/a	SU 323 999



Parish	Scheduled Monument	Date First Scheduled	Date Amended	Grid Ref
Childrey	Bowl barrow 850m south west of Sincombe Farm	01 January 1971	02 December 1998	SU 344 852
Childrey	Hackpen Hill bowl barrow 525m south of Sincombe Farm	08 January 1971	02 December 1998	SU 351 851
Chilton	Grim's Ditch; Section W of Chilton Plantation	n/a	n/a	SU 469 847
Chilton	Grim's Ditch; Section 1200yds (1100m) long from Chilton Plantation to Ridge Hill	n/a	n/a	SU 477 845
Compton Beauchamp	Hardwell Camp Promontory Fort	18 August 1958	04 March 1997	SU 288 867
Cumnor	Swinford Bridge	n/a	n/a	SP 443 086
Drayton	Sutton Wick Settlement Site	n/a	n/a	SU 486 936
Drayton	Settlement Site	n/a	n/a	n/a
East Hendred	Grim's Ditch; Section S of Tile Barn	n/a	n/a	SU 456 856
East Hendred	Scutchamore Knob	n/a	n/a	SU 456 850
East Hendred	East Hendred Down bowl Barrow	13 November 1969	02 December 1998	SU 464 850
Great Coxwell	Badbury Camp	n/a	n/a	SU 261 947
Great Coxwell	Tithe Barn	n/a	n/a	SU 269 940
Great Faringdon	Radcot Bridge	n/a	n/a	SU 286 944
Great Faringdon	Wyke monastic grange and section of 18 <sup>th</sup> century turnpike road, 780m south of Tudor Farm	16 July 2003	n/a	SU 289 966



Parish	Scheduled Monument	Date First Scheduled	Date Amended	Grid Ref
Hatford	Earthwork in Ewedown Copse	n/a	n/a	SU 319 958
Kingston Bagpuize with Southmoor	New Bridge	n/a	n/a	SP 404 014
Kingston Lisle	Long Barrow 400m north west of Sevenbarrows House	20 August 1936	08 December 1995	SU 323 834
Letcombe Bassett	Mere End Down Disc Barrow	n/a	n/a	SU 367 821
Letcombe Bassett	Two bowl barrows 500m north-east of Stancombe Farm	23 October 1970	02 August 1991	SU 357 825
Letcombe Bassett	Mere End Down Romano-British field system	19 February 2014	n/a	SU 366 982
Letcombe Regis	Segsbury Camp or Letcombe Castle Hillfort	09 May 1935	24 September 1997	SU 385 845
Little Coxwell	Little Coxwell Camp	n/a	n/a	SU 288 928
Lockinge	Grim's Ditch; Section 650 yds (590m) Long NW of Betterton Down	n/a	n/a	SU 423 845
Lockinge	Yew Down round Barrow 950 m south west of Butterbush reservoir	26 October 1970	02 December 1998	SU 421 843
Longworth	Barn at Longworth House (Hospital)	n/a	n/a	SU 387 982
Marcham	Settlement site N of Cow Lane	n/a		SU 463 978
Marcham	Site SE of Noah's Ark Inn, Frilford	n/a	n/a	SU 439 962
Milton	Settlement Site	n/a	n/a	SU 497 924



Parish	Scheduled Monument	Date First Scheduled	Date Amended	Grid Ref
North Hinksey	North Hinksey conduit House	12 November 1962	19 September 1996	SP 495 050
Pusey	Cherbury Camp	n/a	n/a	SU 374 963
Radley	Settlement Sites N of Wick Hall	n/a	n/a	SU 514 981
Radley	Settlement Site E of Goose Acre Farm	n/a	n/a	SU 524 984
Sparsholt	Disc Barrow 700m north-east of Sevenbarrows House: Part of the Seven Barrows Cemetery	21 March 1938	10 July 1991	SU 328 835
Sparsholt	Bowl barrow 390m N of Sevenbarrows House: part of the Seven Barrows Cemetery	21 March 1938	10 July 1991	SU 328 835
Sparsholt	Two Bowl barrows 300m north-east of Sevenbarrows House: Part of the Seven Barrows cemetery	27 June 1991	n/a	SU 327 832
Sparsholt	Sparsholt Down round barrow, 900m of north of Seven Barrows round barrow cemetery	23 February 1971	02 December 1998	SU 328 838
Sparsholt	Long barrow 400m north west of Sevenbarrows House	20 August 1936	08 December 1995	SU 323 834
Uffington	Neolithic Long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle on Whitehorse Hill	30 November 1995	n/a	SU 300 865
Uffington	Bronze Age bowl barrow and a pair of Anglo-Saxon burial mounds 70m south of White Horse on Whitehorse Hill	30 November 1995	n/a	SU 301 865
Uffington	Uffington Castle: a univallate hillfort immediately north of the Ridgeway on Whitehorse Hill	03 March 1922	14 December 1995	SU 299 863
Uffington	The White Horse Hill figure 170m NNE of Uffington Castle on Whitehorse Hill	13 December 1929	05 December 1995	SU 301 866



Parish	Scheduled Monument	Date First Scheduled	Date Amended	Grid Ref
Watchfield	Watchfield Anglo-Saxon cemetery	16 July 1992	n/a	SU 249 908
West Challow	Roman Villa E of Cornhill Farm	n/a	n/a	SU 375 879
West Hendred	Grim's Ditch; Section 600 yds (550m) long on East Ginge Down	n/a	n/a	SU 447 854
West Hendred	Goldbury Hill Anglo-Saxon cemetery	13 July 1992	n/a	SU 448 880
Woolstone	Dragon Hill	n/a	n/a	SU 301 869
Wytham	Seacourt medieval settlement 760m west of Manor Farm	18 August 1954	16 July 2003	SU 485 074



## Appendix G: Registered Parks and Gardens

Historic England has recognised eight parks and gardens in the Vale of White Horse District that are registered under the Historic Building and Ancient Monuments Act 1953. These are as follows:

- Ashdown House (Grade II\*)
- Buckland House (Grade II\*)
- Buscot (Grade II\*)
- Compton Beauchamp (Grade II)
- Hinton Manor (Grade II)
- Pusey House (Grade II)
- Sutton Courtenay Manor (Grade II)
- Albert Park, Abingdon (Grade II)

For more information on registered parks and gardens please look at the following link:

<https://historicengland.org.uk/listing/>



## Appendix H: Nationally Described Space Standards Level 1

This table represents Level 1 of the [Housing Standards](#). The standard Gross Internal Areas set out in this table are organised by storey height to take account of the extra circulation space needed for stairs to upper floors.

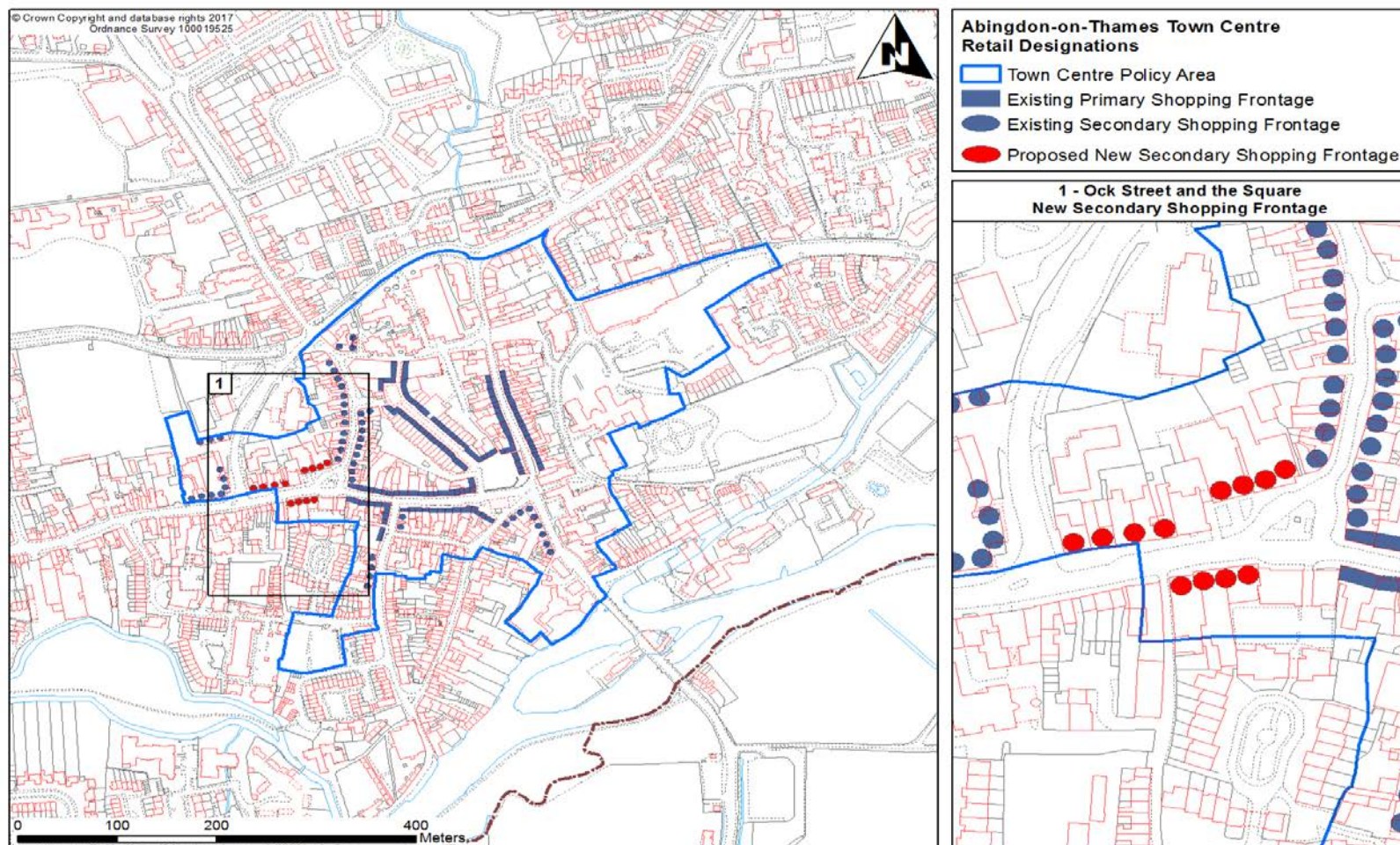
Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bed spaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.

Number of Bedrooms	Number of Bed Space	1 Storey Dwelling (m <sup>2</sup> )	2 Storey Dwelling (m <sup>2</sup> )	3 Storey Dwelling (m <sup>2</sup> )	Built in Storage (m <sup>2</sup> )
1b	1p	39 (37)*	-	-	1.0
	2p	50	58	-	1.5
2b	3p	61	70	-	2.0
	4p	70	79	-	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



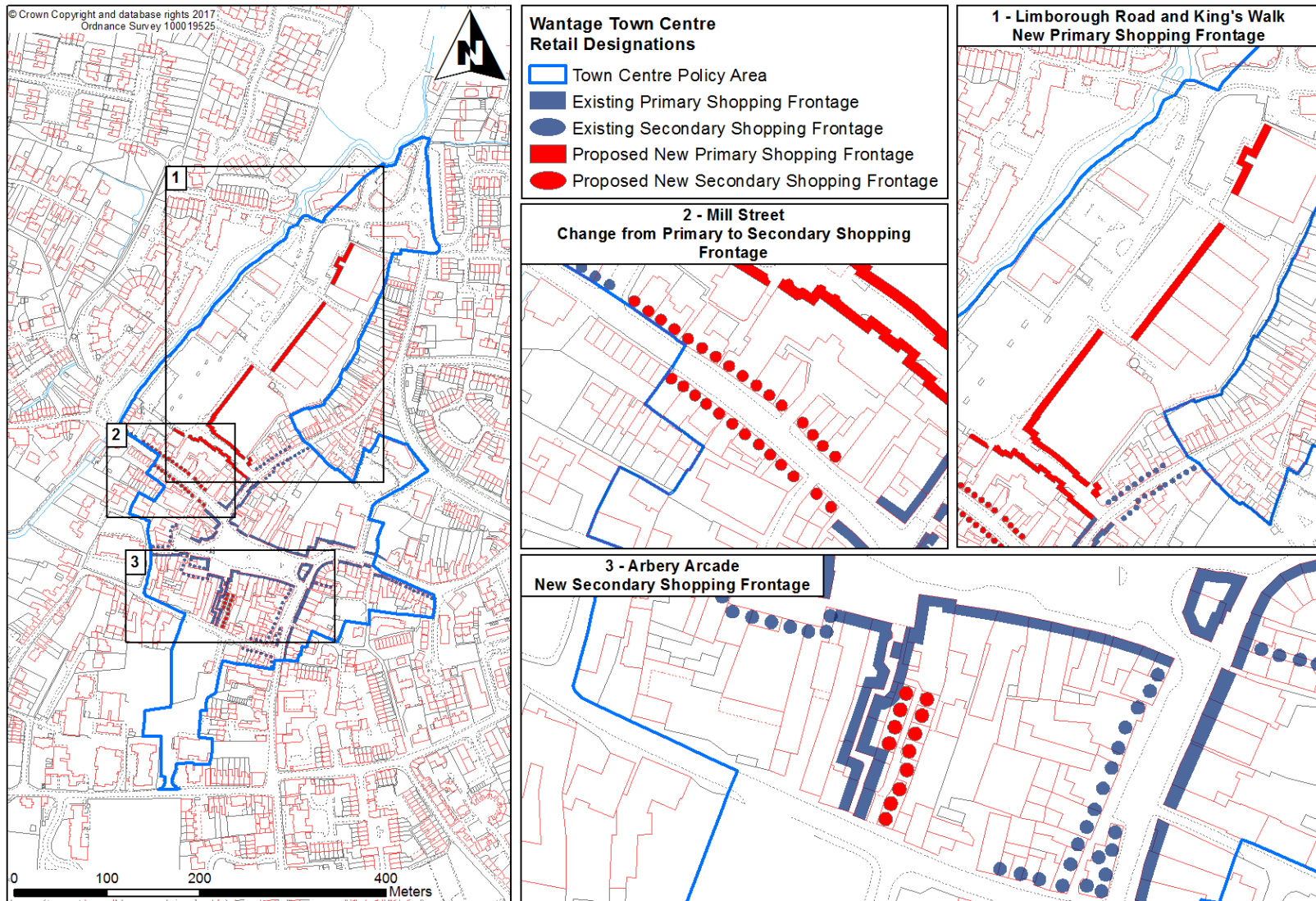
# Appendix I: Primary and Secondary Retail Frontages

## Abingdon-on-Thames



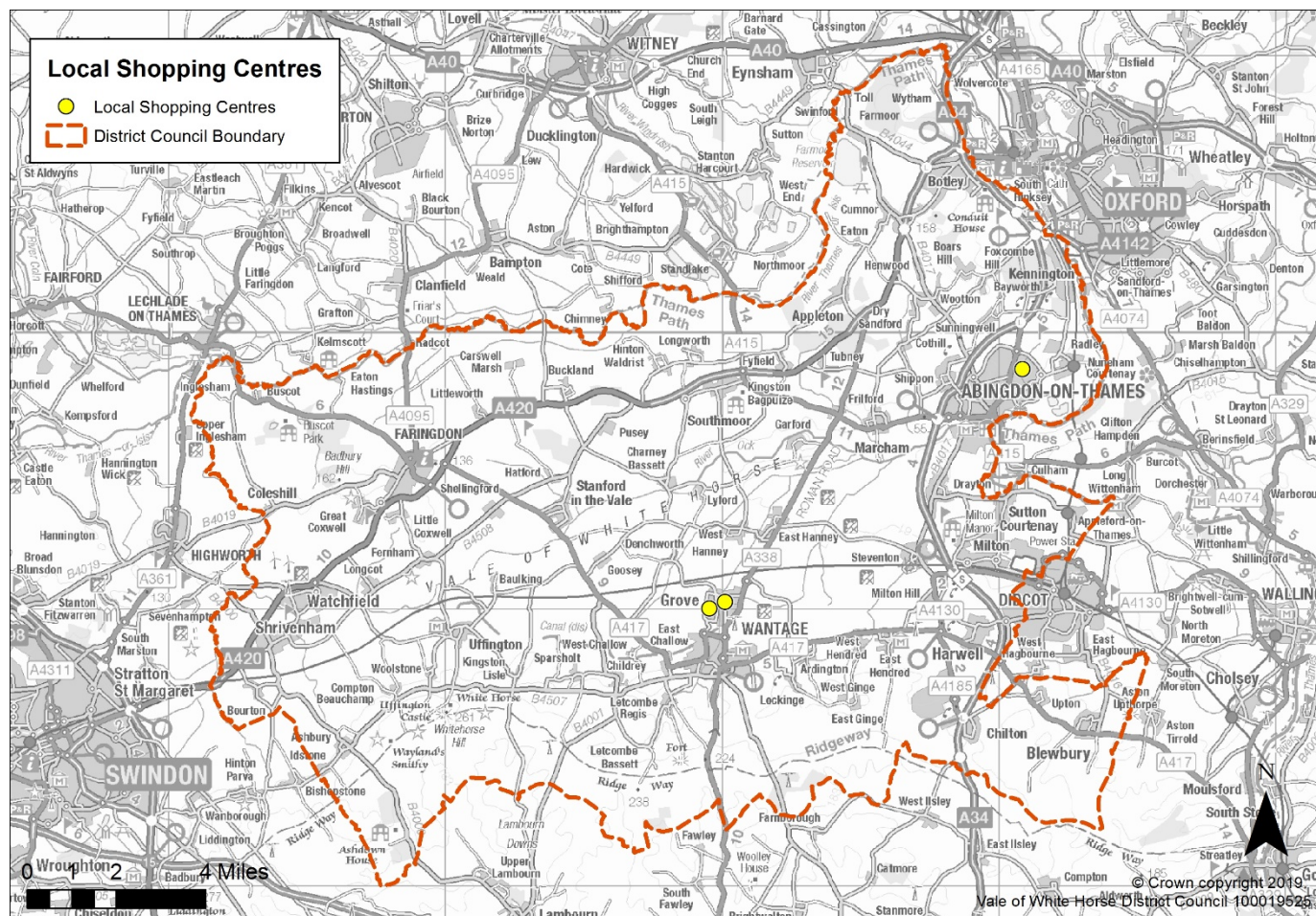


## Wantage





## Appendix J: Local Shopping Centres





# Appendix K: Leisure and Open Space Standards

## Open Space Standards

The standards for open space support Development Policy 33 of the Vale of White Horse Local Plan 2031 Part 2. They are also detailed in the [Open Spaces Report \(2016\)](#) that assesses the quantity, quality and accessibility of all public open space in the District.

### Quantity Standards for Open Space

Category of Open Space	Definition	Requirement
Children's Play and Youth Provision	Designated Equipped Playing Space (NEAPs and LEAPs), MUGAs, skateboard parks and similar facilities.	0.25ha per 1,000 Population of Designated Equipped Play Space.  0.3ha per 1,000 Population for Youth/MUGA provision.
Public Open Space	All areas of public open space that have a recreational function but do not fall in the above categories e.g. parks and gardens and amenity green space.	15% of the residential area.
Allotments	An area containing allotment plots, which the occupier, for the purposes of producing fruit or vegetables for consumption by individuals and family, wholly or mainly cultivates.	0.23ha per 1,000 Population in Market Towns.  0.4ha per 1,000 Population elsewhere.

### Quality Standards for Open Space

Category of Open Space	Quality standards
Children's Play and Youth Provision	LEAPs and NEAPs to meet Fields in Trust standard.
Public Open Space	Green Flag Standard.
Allotments	Local Standard.



## Accessibility Standards for Open Space

Category of Open Space	Accessibility
Children's Play and Youth Provision	LEAP: 400m walk NEAP: 1000m walk Youth/MUGA provision: 1000m walk
Public Open Space	Public open space: 5,625m drive 480m walk
Allotments	Allotments: 1000m walk

## Leisure and Sports Facilities Standards

The standards for leisure and sport facilities support Development Policy 34 of the Vale of White Horse Local Plan 2031 Part 2. They are also detailed in the following studies:

- [Leisure and Sports Facilities Study \(2014\)](#)
- [Playing Pitch Study \(2015\)](#)
- [Local Leisure Facilities Study \(2016\)](#)

These studies assess the quantity, quality and accessibility of all leisure and sports facilities in the District.

## Quantity Standards for Leisure and Sports Facilities

Categories of Leisure	Definition	Requirement
Outdoor Sports Facilities	Includes all outdoor sports facilities whether naturally or artificially surfaced e.g. playing pitches (football, rugby union, hockey and cricket), bowling greens and tennis courts.	Artificial grass playing pitches: 0.03 large size 3G AGPs per 1,000 Population.  Grass playing pitches: 1.16ha per 1000 Population.  Bowling Greens: 0.049 rinks per 1,000 Population.  Tennis Courts: 0.39 courts per 1,000 Population.



Categories of Leisure	Definition	Requirement
Indoor Sports Facilities	Includes all indoor facilities e.g. sports halls, swimming pools, athletics tracks, health and fitness, indoor bowls, and squash.	<p>Sports Halls: 0.29 courts per 1000 Population.</p> <p>Swimming Pools: 11.36 sq m water space per 1000 Population.</p> <p>Health and Fitness Centres: 5.64 stations per 1000 Population.</p> <p>Bowling Greens: 0.08 rinks per 1000 Population.</p> <p>Squash: 0.1 courts per 1000 Population.</p>

### Quality Standards for Leisure and Sports Facilities

Categories of Leisure	Quality standards
Outdoor Sports Facilities	Reflect best practice including design guidance from Sport England and the National Governing Body.
Indoor Sports Facilities	

### Accessibility Standards for Leisure and Sports Facilities

Categories of Leisure	Accessibility standards
Outdoor Sports Facilities	<p>Artificial grass playing pitches: 20 minute drive.</p> <p>Grass playing pitches: 15 minute drive for football and cricket. 20 minute drive for rugby.</p> <p>Bowling Greens: 15 minute drive.</p> <p>Tennis Courts: 10 minute drive time from a club site.</p>



Categories of Leisure	Accessibility standards
Indoor Sports Facilities	Sports Halls; Swimming Pools; Squash: 20 minute drive.
	Health and Fitness Centres: 15 minute drive.
	Bowling Greens: Vale-wide.

### Community and Village Halls Standards

The standard for community and village halls support Development Policy 8: Community Services and Facilities in the Vale of White Horse Local Plan 2031 Part 2. They are also set out in the Local Leisure Facilities Study (2016) that assesses the quality, quantity and accessibility of all local leisure facilities within the District, including village and community halls.

Categories of Leisure	Definition	Requirement
Community and Village Halls	An area that provides an important local resource for a range of sport and active recreation activities, including Pilates, short mat bowls, dance and yoga. Most halls are used on a regular basis for these activities and they are used both during the day time and evenings.	120 sqm per 1000 Population for the Market Towns, Local Service Centres and Larger Villages.  225sqm per 1000 Population elsewhere.



### Quality Standards for Community and Village Halls

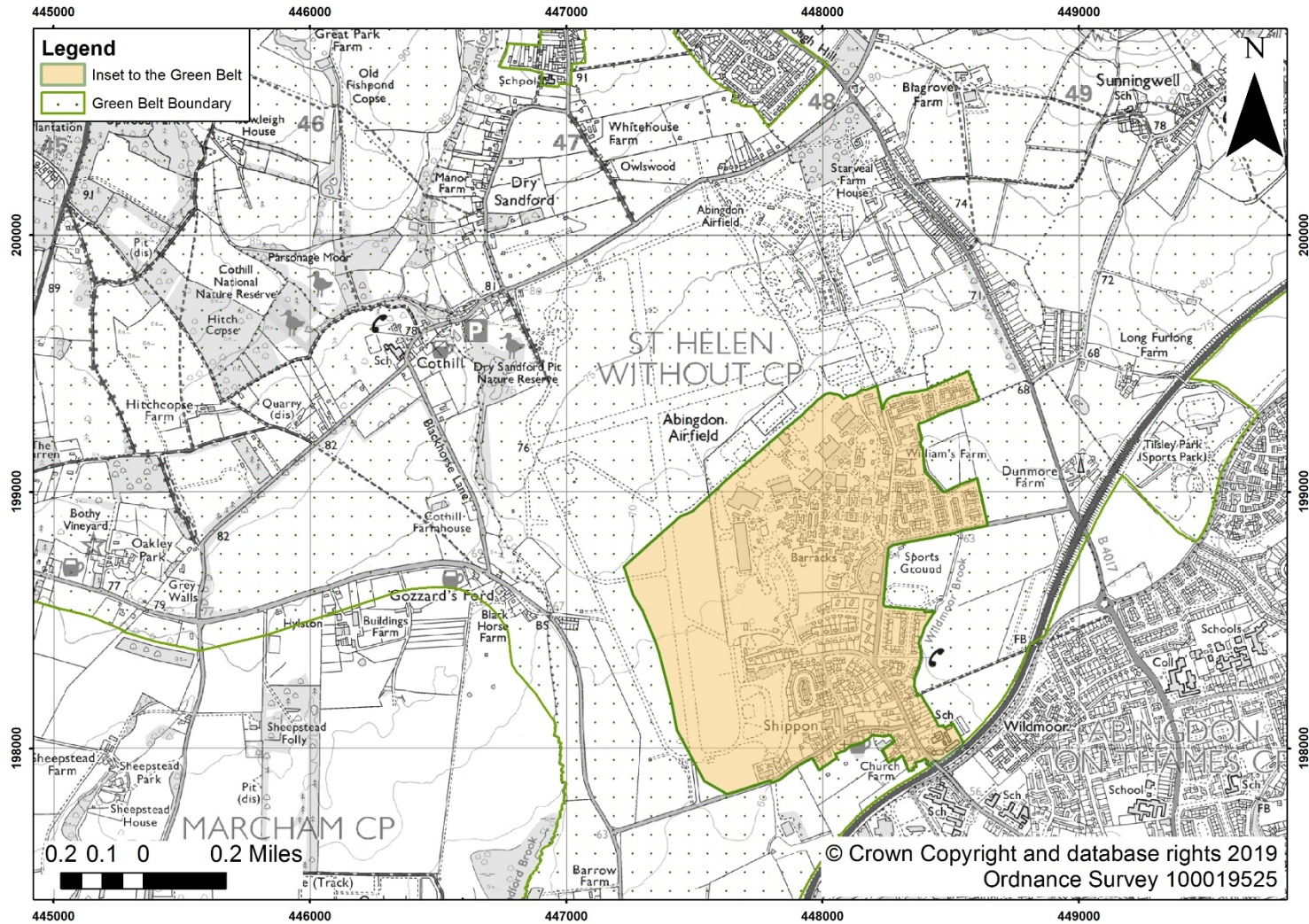
Categories of Leisure	Quality standards
Community and Village Halls	<p>Meet the standards for Health &amp; Safety, Disability Discrimination Act, energy efficiency etc.</p> <p>Where possible they should be 'stand-alone' buildings and located close to playing fields. Sufficient car parking is to be provided. Specification to be agreed with the Town or Parish or equivalent.</p>

### Accessibility Standards for Community and Village Halls

Categories of Leisure	Accessibility standards
Community and Village Halls	<p>10 minute walk (800m) distance for Market Towns, Local Service Centres and Larger Villages.</p> <p>10 minute drive time elsewhere.</p>



# Appendix L: Alterations to the Oxford Green Belt





## Appendix M: Monitoring Framework

Local Plan Policies	Indicators	Targets	Action
CP4a: 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.	Undertake measures set out in CP47a.
	Housing Trajectory showing: i. annual dwelling completions, ii. annual average no. of additional dwellings required to meet housing targets.	To deliver 22,760 dwellings over the plan period based on 1,138 dwellings per annum.	
	Total number of Local Plan Part 1 and Part 2 allocations permitted and completed.	To deliver 2,252 dwellings and 2,420 dwellings from Local Plan Part 1 and Part 2 respectively over the whole plan period.	
	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 for the whole district, based on Liverpool methodology for the ring fence supply area and Sedgfield methodology for rest of district supply area.	
CP8a: Additional Site Allocations for Abingdon-on-Thames and Oxford Fringe Sub-Area	Number of dwellings permitted and completed by location and allocation.	To permit and deliver at least 7,638 dwellings.	Undertake measures set out in CP47a.
CP8b: Dalton Barracks Strategic Allocation	Preparation of a Supplementary Planning Document (SPD) to facilitate a comprehensive approach to the development.	Preparation of an SPD to guide subsequent planning applications.	Liaise with stakeholders to establish challenges around developing a comprehensive approach to the site's masterplan. Consider prioritising resource to progress comprehensive development framework.



Local Plan Policies	Indicators	Targets	Action
CP12a: 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.	Liaise with County to review permissions granted and impact on the delivery of the scheme/s.
CP13a: 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.	Review permissions granted and consider appropriate action.
CP14a: Upper Thames Strategic Storage Reservoir	Status and type of planning permissions granted on land safeguarded.	To ensure all planning permissions are only granted in accordance with the policy.	Liaise with Thames Water to review permissions granted and impact on the delivery of the reservoir.
CP15a: Additional Site Allocations for South East Vale Sub-Area	Number of dwellings permitted and completed by location and allocations.	To permit and deliver at least 11,949 dwellings.	Undertake measures set out in CP47a.
Core Policy 15b: Harwell Campus Comprehensive Development Framework	Preparation of a Supplementary Planning Document (SPD) to facilitate a comprehensive development framework approach to the development.	Preparation of an SPD to guide subsequent planning applications.	Liaise with stakeholders to establish challenges around developing a comprehensive development framework. Consider prioritising resource to progress comprehensive development framework.
	Jobs growth at Harwell Campus over the plan period.	To deliver 3,500 net additional jobs over the plan period.	



Local Plan Policies	Indicators	Targets	Action
CP16b: Didcot Garden Town	Number of planning permissions granted contrary to the Didcot Garden Town Masterplan Principles.	To ensure planning permissions contribute to the achievement of the Didcot Garden Town Masterplan Principles.	Liaise with stakeholders to establish challenges around delivery.
CP18a: Safeguarding of Land for Strategic Highway Improvements within 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.	Liaise with County to review permissions granted and impact on the delivery of the scheme/s.
CP19a: 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.	Liaise with County and other stakeholders to progress delivery.
	Status and use of planning permissions on land safeguarded.	To ensure all planning permissions are only granted in accordance with the policy.	
Core Policy 20a: Housing Supply for Western Vale Sub-Area	Covered by indicators for Core Policy 20.	To permit and deliver, at least 3,173 dwellings.	Undertake measures set out in CP47a.



Local Plan Policies	Indicators	Targets	Actions
Development Policy 1: Self and Custom Build	Number of plots permitted for Self and Custom Build.	Provision of plots to meet demand for Self and Custom Build.	Liaise with relevant stakeholders to determine challenges around the delivery of policy.
	Number of Self and Custom Build dwellings completed.	Provision of Self and Custom Build dwellings.	
	Progress of a Self and Custom Build Supplementary Planning Document.	To produce a Supplementary Planning Document.	
Development Policy 2: Space Standards	Percentage of 1 and 2 bed dwellings permitted to Nationally Described Space Standards.	To ensure all planning permissions for dwellings of 1 and 2 bed are in accordance with the Nationally Described Space Standards Level 1.	
	Percentage of market and affordable dwellings permitted to Category 2 standard on sites of 10 or more dwellings.	To ensure planning permissions for housing sites of 10 or more dwellings provide 15% of market housing and all affordable housing to Category 2 Standard.	
	Percentage of market and affordable dwellings permitted to Category 3 standard on sites of 100 or more dwellings.	To ensure planning permissions for housing sites of 100 or more dwellings provide 5% affordable housing and 2% market housing to Category 3 Standard, where there is a demonstrable need.	
Development Policies 3 to 7:	Status and type of planning permissions.	To ensure all planning permissions are granted in accordance with the policy.	
Development Policies 8 to 9:	Number of community facilities and services lost and gained through planning permissions.	To prevent the loss of essential community facilities and services.	
Development Policy 10: Ancillary uses on Key Employment Sites	Amount of B use class employment land lost to other uses not in accordance with the policy.	To ensure all planning permissions are granted in accordance with the policy.	
Development Policy 11: Community Employment Plans	Number of major developments with Community Employment Plans.	Production of Community Employment Plans.	
Development Policy 12: Rural Diversification and Equestrian Developments	Status and type of planning permissions relating to rural diversification and equestrian development.	To deliver rural diversification and equestrian developments in accordance with the policy.	
Development Policy 13a: Primary Shopping Frontages	Amount of planning permissions involving the change of use from Class A1 to other use classes within primary frontages.	To maintain A1 use classes within the primary frontages.	



Development Policy 13b: Secondary shopping frontages	Amount of planning permissions involving the change of use from Class A1 to other use classes within secondary frontages.	To maintain A1 use classes within the secondary frontages.	Liaise with relevant stakeholders to determine challenges around the delivery of policy.
Development Policies 13c to e	Amount of planning permissions involving the change of use from Class A1 to other use classes within the town centres of Abingdon-on-Thames, Wantage, and Faringdon and Mill Brook, Grove and Peachcroft, Abingdon-on-Thames.	To maintain A1 use classes.	
Development Policy 14: Village and Local Shops	Amount of planning permissions involving the gain or loss of local and village shops.	To maintain the provision of village and local retail floor space.	
Development Policy 15: Retail Parks	Amount of planning permissions involving the change of use to retail convenience on retail parks.	To maintain the uses on retail parks to bulky goods.	
Development Policy 16: Access	Number of planning permissions granted contrary to Highways advice.	To ensure all relevant planning permissions are granted in accordance with the policy.	
Development Policy 17: Transport Assessments and Travel Plans	Number of planning permissions granted which are supported by a Transport Assessment or Statement and Travel Plan.	To deliver sustainable modes of travel in line with the sustainable transport priorities identified in Local Plan.	
Development Policy 18: Public Car Parking in Settlements	Number of planning permissions involving the loss of public car parking in the designated areas.	To maintain and improve the quality of parking provision within town centre and local centres.	
Development Policy 19: Lorries and Roadside Services	Number of planning permissions involving the provision of road side service facilities in the designated areas.	To safeguard locations to provide road side service facilities.	
Development Policy 20: Public Art	Provision of public art.	Provision of public art.	
Development Policy 21 to 25 and 27 to 28.	Status and type of planning permissions.	To ensure all planning permissions are granted in accordance with the policy.	
Development Policy 26: Air Quality	To monitor designated Air Quality Management Areas.	To ensure all development supports improvements to air quality and meets the AQMA's standards.	
Development Policy 29: Settlement Character and Gaps	Amount of planning permissions in settlement gaps granted contrary to the policy.	To protect the intrinsic character of settlements and the visual and physical separation of settlements.	



Development Policy 30: Watercourses	Amount of planning permissions including or adjacent to watercourses granted contrary to advice.	To ensure all planning permissions are granted in accordance with the policy.	Liaise with relevant stakeholders to determine challenges around the delivery of policy.
Development Policy 31: Protection of Public Rights of Way, National Trails and Open Access Areas	Number of planning permissions granted on public rights of way, National Trails and Open Access Areas.	To protect public rights ways of way, National Trails and Open Access Areas.	
Development Policy 32: The Wilts and Berks Canal	Status and type of planning permissions on land safeguarded.	To safeguard the Wilts and Berks Canal for future restoration.	
Development Policy 33: Open Space	Amount of open space provision gained through planning permissions.	To ensure appropriate open space provision.	
	Amount of planning permissions on open space.	To protect the loss of open spaces.	
Development Policy 34: Leisure and Sports Facilities	Amount of planning permissions resulting in the loss or gain of leisure and sporting facilities.	To ensure appropriate provision of leisure and sporting facilities.	
Development Policy 35: New Countryside Recreation Facilities	Amount of planning permissions resulting in new recreational facilities.	To ensure appropriate provision of countryside recreational facilities.	
Development Policies 36 to 39	Number of planning permissions granted contrary to technical advice.	To ensure appropriate protection and enhancement of heritage assets.	



# Glossary

Term	Explanation
Adoption	Formal approval by the Council of a DPD or SPD whereupon it achieves its full weight in making planning decisions.
Adopted Policies Map	A map of the Local Planning Authority's area which must be reproduced from, or based on, an Ordnance Survey map; include an explanation of any symbol or notation which it uses; and illustrate geographically the application of the policies in the adopted development plan. Where the Adopted Policies Map consists of text and maps, the text prevails if the map and text conflict.
Affordable housing	<p>Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the social market. Eligibility is determined with regard to local incomes and local house prices.</p> <p>Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p><b>Social rented</b> housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p><b>Affordable rented</b> housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p><b>Intermediate housing</b> is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equality loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, are not affordable housing for planning purposes.</p>
Air Quality Management Area (AQMA)	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.



<b>Term</b>	<b>Explanation</b>
Ancient Monument	Any scheduled monument, or any other monument, which in the opinion of the Secretary of State, is of public interest by reason of the historic, architectural, artistic or archaeological interest attributed to it.
Area of Outstanding Natural Beauty (AONB)	A national designation to conserve and enhance the natural beauty of the landscaping. The AONB in the Vale of White Horse District is the North Wessex Downs.
Authority Monitoring Report (AMR)	A report produced at least annually assessing: <ul style="list-style-type: none"> <li>• progress with the preparation of the local plan and other policy documents against the timetable published in the Local Development Scheme, and</li> <li>• the extent to which adopted plan policies are being successfully implemented.</li> </ul>
Bulky Goods	Goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
Class A Use	Shops. As defined by the Town and Country Planning (Use Classes) Order 1987 (As Amended).
Community Employment Plan (CEP)	A Community Employment Plan (CEP) seeks to mitigate the impact of development by ensuring that local people can better access job opportunities arising from development. A CEP is an employer-led initiative that may form part of planning obligations for the largest development proposals in the district. Apprenticeships, engagement initiatives with schools, colleges and universities, and employment training initiatives for all ages are all likely to form part of a CEP.
Community Infrastructure Levy (CIL)	A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure.
Conservation Areas	An area designated by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
Deliverability	To be considered deliverable, site should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that the site is viable.
Development Plan Documents (DPDs)	Development Plan Documents set planning policies in local authority areas. All DPDs are subject to public consultation and independent examination.
Duty to Cooperate	Created under the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on Local Planning Authorities, County Councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Mine Plan preparation in the context of strategic cross boundary matters.
Enterprise Zone	Areas around the country that support both new and expanding businesses by offering incentives through means such as business rates relief and simplified planning procedures.
Garden Village	Locally-led, well designed and attractive new communities with a sense of identity that work as self-sustaining places, not dormitory villages.



<b>Term</b>	<b>Explanation</b>
Green Belt	Designated land around a town or city where land is kept permanently open and where development is severely restricted. The extent of the Oxford Green Belt is defined on the Adopted Policies Map.
Green Infrastructure (GI)	Green Infrastructure includes sites protected for their importance to wildlife or the environment, nature reserves, greenspaces and greenway linkages. Together they provide a network of green space, both urban and rural, providing a wide range of environmental and quality of life benefits.
Habitats Regulations Assessment (HRA)	Used to assess the impacts of proposals and land-use plans against conservation objectives of a European Protected Site and to ascertain whether it would adversely affect the integrity of that site.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Asset includes designated assets (such as Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Listed Buildings) and non-designated assets (not designated as one of the above but of good local character or interest).
Housing Delivery Strategy	A plan to define how the Vale will deliver its house building targets.  This can be viewed and accessed on the Council website at: <a href="http://www.whitehorsedc.gov.uk/services-and-advice/housing/joint-housing-delivery-strategy">http://www.whitehorsedc.gov.uk/services-and-advice/housing/joint-housing-delivery-strategy</a>
Housing Need	The quantity of housing required for households who are unable to access suitable housing without financial assistance.
Infrastructure	All the ancillary works and services that are necessary to support human activities, including roads, sewers, schools, hospitals etc.
Listed Buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.
Local Development Framework (LDF)	This term has been replaced by the term 'Local Plan'. It was used to describe a portfolio of Local Development Documents that provide a framework for delivering the spatial planning strategy for the area. It also contains a number of other documents, including the Authority Monitoring Report, and any 'saved' plans that affect the area.
Local Development Order (LDO)	An Order made by a Local Planning Authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	This sets out the timetable and work programme for the preparation of the Local Plan and other Local Development Documents.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.



Term	Explanation
	For more information on Oxfordshire's LEP please visit: <a href="https://www.oxfordshirelep.com/about">https://www.oxfordshirelep.com/about</a>
Local Plan	The plan for the local area that sets out the long-term Spatial Vision and development framework for the district and strategic policies and proposals to deliver that vision. This replaces the Local Development Framework.
Local Plan Part 1 (LPP1)	This document contains the long-term Spatial Vision and strategic policies that guide growth in the district.
Local Plan Part 2 (LPP2)	This document sets out policies and locations for housing for the Vale's proportion of Oxford's housing need unable to be met within the city's boundaries. This document 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 Local Plan 2031 Part 1. It replaces the Saved Policies of the Local Plan 2011 and allocates an additional development site for housing and other uses.
Local Service Centre	Local Service Centres are defined as Larger Villages or neighbourhoods to larger settlements with a level of facilities and services and local employment to provide the next best opportunities for sustainable development outside the Market Towns.
Local Transport Plan (LTP)	For more information please visit: <a href="https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire">https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire</a>
Localism Act 2011	The Localism Act introduced changes to the planning system (amongst other changes to local government) including making provision for the revocation of Regional Spatial Strategies, introducing the Duty to Cooperate and Neighbourhood Planning.
Major Development	Definition as per Part 1, Section 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. The main criteria listed by the Order is development of 10 or more dwellings.
Masterplanning	A framework outlining the preferred usage of land and the overall approach to the layout for developers to provide detailed guidance for subsequent planning applications.
National Planning Policy Framework (NPPF or the Framework)	This sets out the Government's Planning Policies for England and how these are expected to be applied at a local level. The NPPF is a material consideration when deciding on planning applications or appeals.  <a href="http://www.gov.uk/government/publications/national-planning-policy-framework--2">http://www.gov.uk/government/publications/national-planning-policy-framework--2</a>
National Planning Practice Guidance (PPG)	The National Planning Practice Guidance is a planning practice online resource covering a range of planning issues.  <a href="http://planningguidance.planningportal.gov.uk/">http://planningguidance.planningportal.gov.uk/</a>



<b>Term</b>	<b>Explanation</b>
Nationally Described Space Standards	The nationally described space standard replaces the existing different space standards used by local authorities. <a href="https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard">https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard</a>
Neighbourhood Plan	A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Oxfordshire Historic Landscape Character Assessment	The Oxfordshire Historic Landscape Characterisation (HLC) is a web-based database which uses maps to examine the historic and archaeological processes which have influenced the modern landscape, to allow the identification of the specific characteristics of an area or district so that it can be managed appropriately.
Oxfordshire Statement of Cooperation	The Oxfordshire Statement of Cooperation outlines matters on which the six local authorities in Oxfordshire will continue to cooperate. In particular, the document sets out how the parties involved will manage the outcomes of the Strategic Housing Market Assessment, should any of the Local Planning Authorities in Oxfordshire not be able to meet their full objectively assessed housing need.
Permitted Development	Permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. They are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are subject to conditions and limitations to control the impact and to protect local amenity.
Primary and Secondary Shopping Frontages	Primary frontages are likely to include food, drinks, clothing and household goods and other retail uses. Secondary frontages offer a more diverse range of uses such as restaurants, cinemas and businesses.
Registered Parks and Gardens	Registered Parks and Gardens are designated heritage assets and are subject to the planning policies within the National Planning Policy Framework.  Historic England have highlighted 8 historic parks and gardens within the Vale district. These are listed in Appendix G of Local Plan 2031 Part 2.
Section 106 agreement	A legal agreement under Section 106 of the Town and Country Planning Act. They are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensures that certain works related to a development are undertaken.
Self-Build and Custom-Build	The Self-Build and Custom Housebuilding Act 2015 defines self and custom housebuilding where an individual, an association of individuals or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.



Term	Explanation
Self-Build register	<p>The Self-Build and Custom Housebuilding Act 2015 places a duty of local planning authorities to keep a register of individuals and associations that have expressed an interest in acquiring serviced plots and in custom self-build.</p> <p>It also places a duty of local planning authorities to have regards to the register when carrying out their planning housing, land disposal and regeneration functions.</p>
Settlement Hierarchy	A way of identifying and classifying settlements within the Vale and provides a guide to where development may be sustainable according to the role and function of the settlement. For more information please see <b>Core Policy 3: Settlement Hierarchy</b> in the Local Plan 2031 Part 1.
Site of Special Scientific Interest (SSSI)	Identified protected areas of nature conservation and scientific value identified by Natural England as being of national (and sometimes international) importance.
Source Protection Zones (SPZ)	The Environment Agency identifies Source Protection Zones to protect groundwater (especially public water supply) from developments that may damage its quality.
Special Areas of Conservation (SAC)	An area designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
Strategic Environment Assessment (SEA)	An assessment of the environmental effects of policies, plans and programmes, required by European Legislation, which will be part of the public consultation on the policies.
Strategic Housing Market Assessment (SHMA)	An assessment of existing and future housing need and demand within a defined housing market area, focusing on all aspects of the housing market.
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary Planning Documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	The process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of the SEA Directive. Required to be undertaken for all DPDs.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The NPPF taken as a whole constitutes the Government's view of what sustainable development in England means in practice for the planning system.
Thames Water Resources Management Plan (WRMP)	<p>Water companies in England and Wales are required to produce a Water Resources Management Plan (WRMP) every five years which sets out how they aim to maintain water supplies over a 25-year period.</p> <p>For more information on Thames Water's Water Resources Management Plan, please visit:</p>



Term	Explanation
	<a href="https://Corporate.Thameswater.Co.Uk/About-Us/Our-Strategies-And-Plans/Water-Resources">https://Corporate.Thameswater.Co.Uk/About-Us/Our-Strategies-And-Plans/Water-Resources</a>
Water Framework Directive (WFD)	<p>The EU Water Framework Directive is an EU Directive which sets the objectives for water protection in order to achieve good qualitative and quantitative status of all water bodies of all EU member states.</p> <p><a href="http://ec.europa.eu/environment/water/water-framework/info/intro_en.htm">http://ec.europa.eu/environment/water/water-framework/info/intro_en.htm</a></p>
Windfall Sites	<p>Sites which have not been specifically identified as available in the Local Plan process. They are normally comprised previously-developed sites that have unexpectedly become available.</p>



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