## **Public Document Pack**

# **Supplementary Papers**



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Listening Learning Leading

### FOR THE MEETING OF

## **Cabinet**

held on Thursday 30 November 2023 at 6.00 pm in the Meeting Room 1, Abbey House, Abbey Close, Abingdon, OX14 3JE

Open to the public including the press

7. Joint Local Plan 2041 - Approval of Preferred Options Document for Public Consultation (Pages 2 - 27)

To consider appendix 2 of the head of policy and programmes' report, being the Joint Local Plan in a Nutshell.

# Joint Local Plan in a Nutshell (working version)

### Overview

Holding space for introductory video

A Local Plan looks ahead fifteen years and plans how much development is needed in an area, like new homes, jobs, roads and schools, and where they should go. South Dxfordshire and Vale of White Horse District Councils are working together to produce a new Joint Local Plan.
This plan will be different from the last Local Plans for our area, in particular it doesn't need to plan for the same scale of growth as last time. Our focus will be to continue to build out most of the sites already planned, consider development on new brownfield sites, and make sure the new policies are stronger on zero carbon development, nature recovery, protecting the countryside and providing facilities for communities.
This Joint Local Plan in a Nutshell is a short summary of what's in the Local Plan Preferred Options Consultation (hyperlink to be added once live) with quickfire questions. You can answer as many or as few questions as you like.
f you want to tell us about particular policy topics or draft plan text, there's also the option of reading the full detail and giving us in depth feedback via this form (hyperlink o be added once live).
Whichever you choose, we're really grateful for your time, your comments help shape the local plan.
About you
Are you responding as a:  Please select only one item  Member of the public  Agent, developer or landowner  District, county or town/parish councillor  Town/parish council  Neighbourhood Planning Group  Community or interest group  Statutory body (Environment Agency, Highways England, Natural England etc.)  Utility company or infrastructure provider  Business/organisation  Another planning authority  Other (please specify):  If you selected 'other' please specify below
If you are responding on behalf of an organisation, what is the name of that organisation?  Organisation
If you live in the districts, what is your postcode?
Please tell us your postcode in the box below

[Holding space for section video]



#### Find out more

The existing Local Plans for South Oxfordshire and Vale of White Horse (link to South <a href="https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/> | Vale <a href="https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2031/">https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2031/</a>> plans) contain historically high housing targets for the districts because of:

The Housing and Growth Deal <a href="http://www.gov.uk/government/publications/oxfordshire-housing-deal">http://www.gov.uk/government/publications/oxfordshire-housing-deal</a>, which granted councils in Oxfordshire extra funding for infrastructure and affordable housing provided they planned to build the 100,000 homes that a growth needs assessment had identified were needed All district councils agreeing to cover unmet housing need from Oxford City, which led to a higher level of house building in their areas.

In this Local Plan we propose a lower annual level of new housing for our need, which is calculated by using the standard formula set out in the Government's planning guidance.

How far do you agree or disagree with the principle of reducing the housing target in the new Joint Local Plan?
Please select only one item
Strongly agree
Agree
Neither agree nor disagree
O Disagree
Strongly disagree
O I don't know

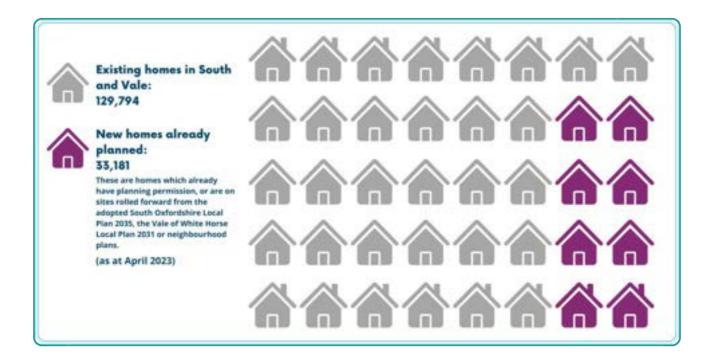
Agenda Item 6	Ag	en	da	Item	6
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If you have any comments on this proposal, please provide them below.	<b></b>

Section 2. Large sites for housebuilding



Because of the large amount of housing already planned, there is a lot in the pipeline still to be built.



This means that the Joint Local Plan won't need to identify a lot of land for housing.

How far do you agree or disagree with not planning for significant large scale housebuilding beyond what is already identified in the last local plans?
Please select only one item
Strongly agree
Agree
Neither agree nor disagree
Disagree
Strongly disagree
O I don't know
If you have any comments on this proposal, please provide them below.

Section 3. Net zero-carbon development



#### Find out more

We'd like to raise standards of development so that future new buildings use less energy, are more climate-change friendly and cheaper to run. This is likely to mean that new buildings are built to be highly energy-efficient and include renewable energy technology like solar panels and heat pumps.

Our current South Oxfordshire local plan policy goes beyond the requirements set out in Building Regulations. The plan gives dates for when carbon reduction standards increase, until reaching zero carbon development in 2030. Our current Vale of White Horse local plan doesn't set any carbon reduction standards.

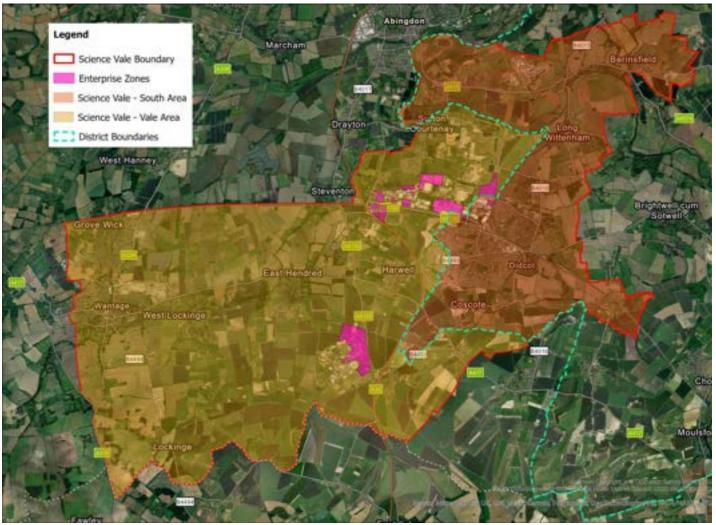
We want to go further than our current plans and deliver new development that is truly net zero across both districts. Reducing carbon emissions against those set out in Building Regulations has its flaws, because Building Regulations only count regulated energy (fixed building services, such as heating), which only accounts for 50% of the carbon emissions of a building. Unregulated energy (energy from plug-in appliances) is not covered by the current Building Regulations, nor is the carbon associated with the processes and materials used to construct those buildings, known as embodied carbon. As our current policy approach doesn't cover unregulated energy or embodied carbon, it won't achieve truly net zero carbon buildings.

Therefore, we want to introduce a policy that deals with all of the carbon associated with new buildings, setting the highest standards possible to deliver true net zero carbon buildings, while not making it too expensive for development to go ahead.

How far do you agree or disagree with the Joint Local Plan raising standards to achieve net zero carbon development across South and Vale?
Please select only one item
Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree I don't know

f you have any comments o	on this proposal, pleas	se provide	them		Agenda	Item 6
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ion 4. Affordable homes						
out more ow that house prices are higher than to g ladder or to find accommodation the when they build homes for sale. The for these new affordable homes if the whousing/social-housing-and-join-the- using-register/>) or are first time buye	ey can afford locally. The main ese affordable homes are home ey are on the Council's housin housing-register/>/Vale <http: <="" th=""><th>n way planning nes that cost les ng register (<b>Sou</b></th><th>can help with this is to ss than normal to rent, uth <a href="https://www.southe.com/">https://www.southe.com/</a></th><th>require developers buy or part-buy (kn oxon.gov.uk/south-</th><th>s to provide a propo lown as shared own oxfordshire-district-</th><th>ortion of 'afforda nership). People</th></http:>	n way planning nes that cost les ng register ( <b>Sou</b>	can help with this is to ss than normal to rent, uth <a href="https://www.southe.com/">https://www.southe.com/</a>	require developers buy or part-buy (kn oxon.gov.uk/south-	s to provide a propo lown as shared own oxfordshire-district-	ortion of 'afforda nership). People
nt policy for South Oxfordshire is that and the Joint Local Plan we plan to raise or of homes being built. This policy, also	e this to 50% everywhere. Thi	is is so we can	help more people who	need an affordable	home, without incr	easing the total
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	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	I don't kno
South Oxfordshire (50%) Please select only one item	0	0	0	0	0	0
Vale of White Horse (50%) Please select only one item	0	0	0	0	0	0
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Vale of White Horse Please select only one item	0		0		(	)
you have any comments o	on this proposal, pleas	se provide	them			

Section 5. Jobs Agenda Item 6



#### Find out more

Our districts have strong local economies. Our towns and villages are home to many small and medium sized businesses, which, along with rural enterprises, provide jobs and vital services. We are also home to regionally, nationally and globally important employment areas, including Culham Science Centre, Milton Park and Harwell Campus. The area in our districts where these significant employment parks are located is known as 'Science Vale'.

Our evidence shows that we need to provide around 24 hectares of employment land in South Oxfordshire and 115 hectares of employment land in Vale of employment land over the plan period. This is less than we planned for in the current South and Vale local plans.

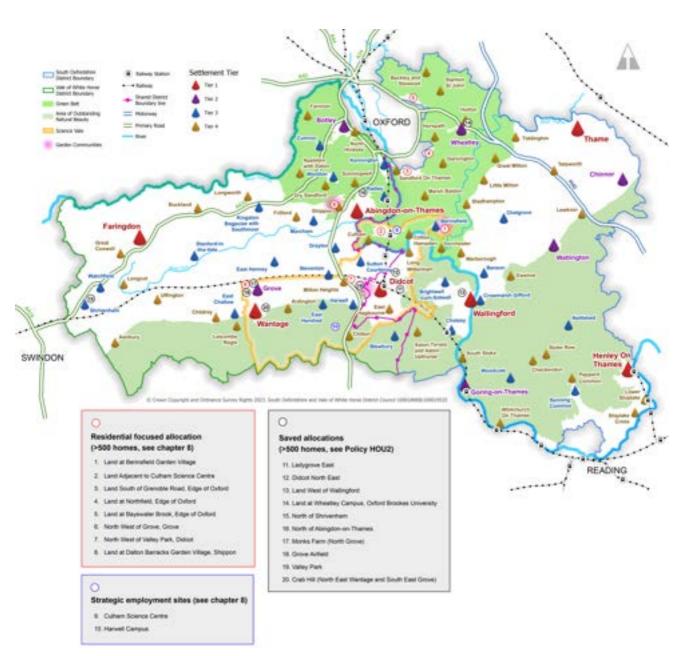
We have enough available land on our existing employment sites, and enough employment land coming forward through approved planning applications, so we don't need to find any new employment sites in the Joint Local Plan to meet our needs up to 2041.

Our preference is therefore to meet our employment land needs on the land we've already identified for employment. We will also support employment development on our existing employment sites and on brownfield sites within settlements.

Dο	you support our approach to employment land?
	se select only one item
$\overline{}$	l Yes
_	No, you should be planning for less
Ŏ	No, you should be planning for more
Ŏ	Not sure
Ó	I don't have a view
0	Other
lf vo	and other places energy here
ll yo	ou said other, please specify here
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If you have any comments on this proposal, please provide ther below.	Agenda Item 6

Section 6. Where development will go Key Diagram



Find out more Agenda Item 6

Our spatial strategy is an important policy at the heart of the Joint Local Plan. It sets out clearly where new development like housing and employment will be supported and where it will be limited so that it meets the objectives of the plan, like encouraging sustainable travel and protecting our communities and the environment.

In this plan we propose to deliver development planned in Science Vale, at our Garden Communities (Didcot Garden Town, Berinsfield Garden Village and Dalton Barracks Garden Village) and at settlements at the highest tiers of our settlement hierarchy with the best and biggest range of facilities. We've updated our settlement hierarchy to direct development to a smaller number of settlements.

In practice this means simply delivering the growth already planned in the adopted local plans and neighbourhood plans, we don't need to add more greenfield development beyond that at our towns and villages in order to meet housing targets. However we will support new development on two new potential brownfield site allocations at Dalton Barracks and Crowmarsh Gifford (we ask you about these details later on at Section 14)

Existing planned and new brownfield development at Science Vale, Garden Communities and Tiers 1, 2 and 3 of the settlement hierarchy (see map) (our preferred approach) Greenfield expansion at the towns and larger villages Co-location of housing and employment, including development on greenfield sites A dispersed pattern of development including more at smaller villages

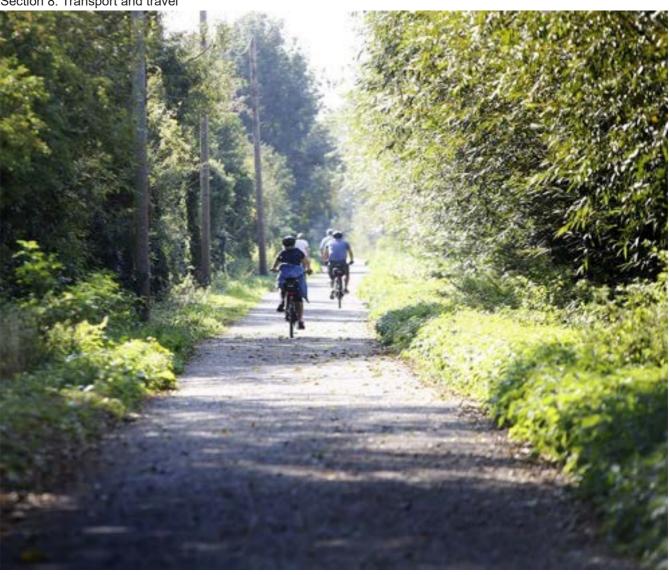
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elect your preferred option.	illilik we should a	dopt: Flease		
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A dispersed pattern of development including more at smaller villages Please select only one item	0	0	0	0
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I don't know

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you have any comments on this proposal, please provide them low.	Agonaa nom o

Section 8. Transport and travel



#### Find out more

We're aiming for a plan that moves us towards a more sustainable transport system, where people don't need to drive everywhere by private car and can choose sustainable transport options like walking and cycling, public and shared transport for more of thier journeys, we well as less polluting, electric and alternative fuel cars. To do this we're making sure appropriate locations are chosen for development so that residents can access their daily needs without driving, and that travel infrastructure like cycle lanes and electric vehicle charge points are put in place to support sustainable travel, cleaner air and healthy living. We're planning for enhanced public transport including protecting land for a new Wantage and Grove train station.

		Aganda Itam 6	
	How far do you agree or disagree with the Joint Local Plan encouraging walking, cycling, buses and trains when planning for future travel?  Please select only one item  Strongly agree  Agree  Neither agree nor disagree  Disagree  Strongly disagree  I don't know	Agenda Item 6	
	If you have any comments on this proposal, please provide them below.		
	ection 9. Community infrastructure DLDING SPACE FOR A MAP]		
We hon thai	and out more  "Il need new and improved community infrastructure like schools, community halls, sport and leisure facilities, health care facilities nes and jobs already planned (and in some cases already delivered). These improvements are likely to be in or near areas where new where there's less development. In a refresh of our Infrastructure Delivery Plan, we will identify what's needed where to support reviews on this. The Joint Local Plan will include policies to ensure that developers contribute a fair share of the cost of new infrastructure would you like to comment on?	new development is planned, rath planned development, and we'd v	ner
	Please select all that apply  Schools Community halls Sport and leisure facilities Health care facilities Public greenspaces Allotments Other (please specify below)  If you said other, please specify here		
	If you sald other, please specify field		
	Please tell us if you have any comments on our district's infrastructure needs, including any ideas you have about what is needed to support new development in our area or anything else you think we should consider.		

Section 10. Water quality and wastewater infrastructure



#### Find out more

Wastewater (including waste from toilets) may be released directly into rivers and streams with no or minimal treatment when there is insufficient sewage infrastructure capacity. This potentially causes significant harm to human health and to nature. The councils are extremely concerned about how often and how long storm overflows are currently being used and are actively engaging with Thames Water on this issue.

Our policy approach is to ensure that there is sufficient capacity to serve new development to avoid the use of storm overflows moving forward. Where wastewater infrastructure capacity issues are identified, our policy will be that no development takes place until we have suitable wastewater upgrades planned and agreed. In addition, to protect water quality we are willing to use a special type of planning condition (called a Grampian condition) to ensure that people cannot move into new homes until the necessary infrastructure upgrades have been completed.

How far do you agree or disagree with our proposed policy approach to wastewater infrastructure?
Please select only one item
Strongly agree
Neither agree nor disagree
○ Disagree
Strongly disagree
O I don't know

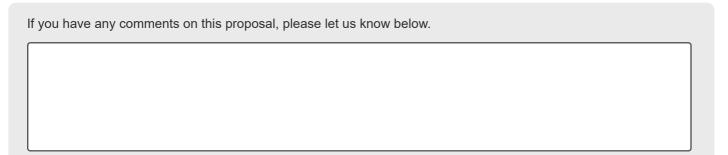
	Agenda Item 6
If you have any comments on this proposal, please provide them below.	_
Section 11. Nature recovery	
Find out more	
Biodiversity net gain is an approach to development that aims to leave the natural environment in a measurably better st 2021, when developers build, there must be a minimum of 10% biodiversity net gain. In the Joint Local Plan, alongside p eatures to support wildlife, we propose setting a higher level of biodiversity net gain between 11-25%, as long as the lev shead.	rotecting ecological networks and incorporating
How far do you agree or disagree with the Joint Local Plan requiring developers to provide a higher level of biodiversity than in the Environment Act?  Please select only one item  Strongly agree  Agree  Neither agree nor disagree  Disagree  Strongly disagree  I don't know	
If you have any comments on this proposal, please let us know below.	

#### Section 12. Valuing the landscape

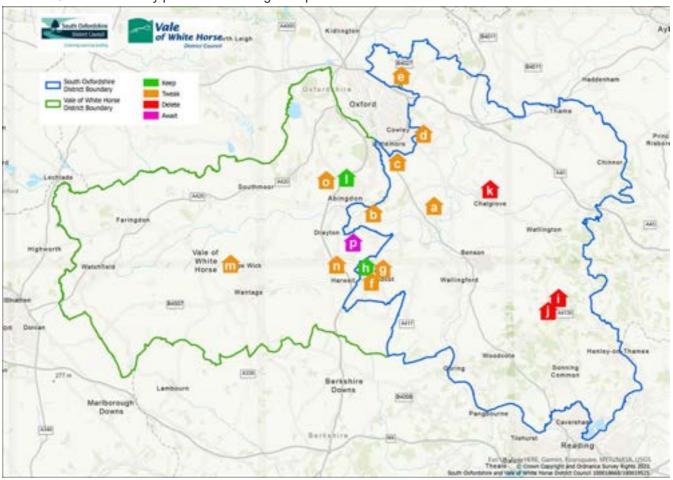
#### Find out more

In the first consultation we ran on the Joint Local Plan last summer, people told us that protecting our countryside was their number one issue. We have always had planning policies to protect the landscape, but this time we are incorporating some extra policies. As well as recognising nationally protected landscapes like our two Areas of Outstanding Natural Beauty, we've also commissioned research on valued landscapes, so that we recognise and protect areas that may not be nationally designated but are nevertheless special and locally important to communities. We've also commissioned a map showing the tranquillity of all parts of the districts, and a map showing light pollution and where our darkest skies are. We're proposing new policies we've not had before to go with the maps so that we can protect valued landscapes, tranquil places and dark skies better.

	Agenda Item 6
How far do you agree or disagree with adding these additional policies	Agenda item o
to protect the landscape in the Joint Local Plan?	
Please select only one item	
Strongly agree	
Agree	
Neither agree nor disagree	
Disagree	
Strongly disagree	
I don't know	



Section 13. Homes already planned in existing local plans



Find out more Agenda Item 6

The existing local plans approved in 2016, 2019 and 2020 identified a large number of sites for housebuilding. Some of these allocated sites have now been developed, others have planning permission, but there are significant numbers that are still to gain planning permission and be built. This provides an important pipeline of new homes and jobs for the 2020s and 2030s.

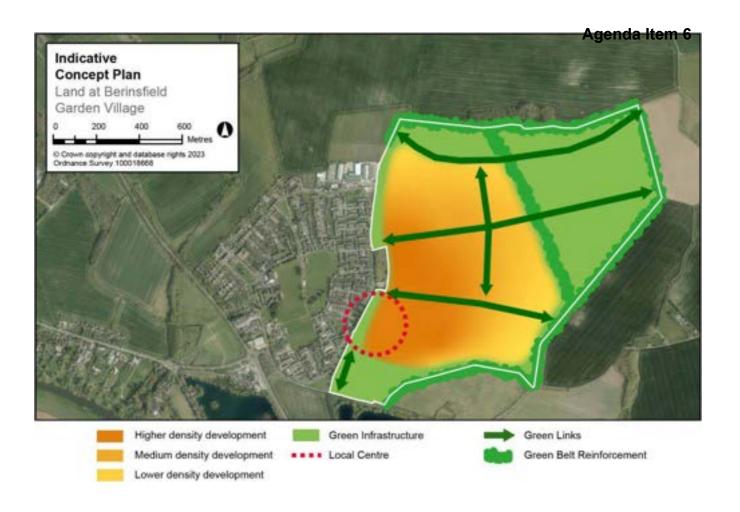
What we can do now in the Joint Local Plan is review the existing allocated sites which do not yet have planning permission, to see if there's a need to update or refresh the policy wording. In simple terms we have looked at whether to keep, tweak or delete these allocations. The types of tweaks we have suggested include increasing or decreasing the number of homes, varying the layout or updating what's needed to go with the development.

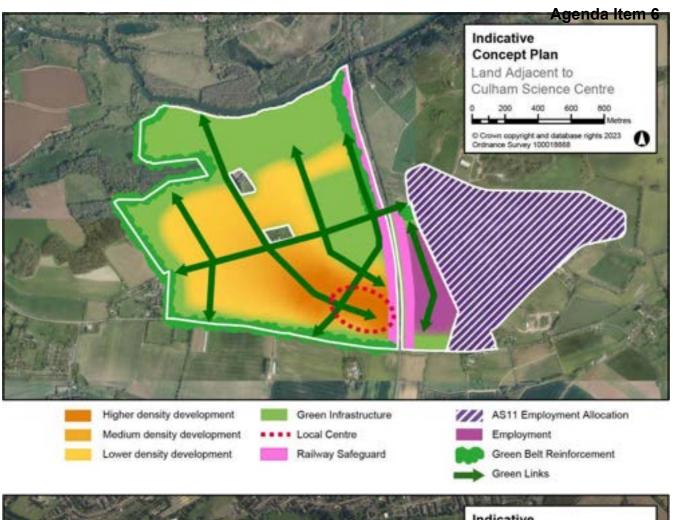
From this review we are proposing:

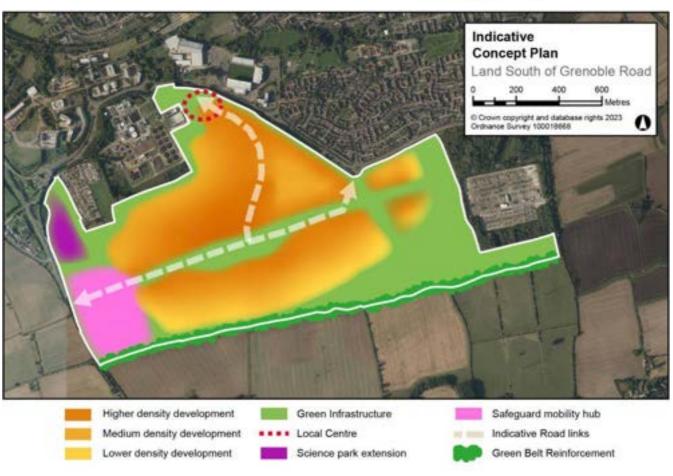
Existing allocated site name	Number of homes planned for Joint Local Plan	Outcome of our review
South Oxfordshire		
a. Land at Berinsfield Garden Village	1700	Tweak – minor changes
b. Land adjacent to Culham Science Centre	3500	Tweak – minor changes
c. Land south of Grenoble Road	3000	Tweak – minor changes
d. Land at Northfield	1800	Tweak – minor changes
e. Land north of Bayswater Brook	1100	Tweak, keep main site, but delete the parcel of land at Sandhills
f. Orchard Centre Phase 2	100	Tweak, reduce the site area to exclude the Orchard Centre, rename to "Rich's Sidings and Broadway", and fewer homes
g. Didcot Gateway	200	Tweak, fewer homes
h. Vauxhall Barracks	300	Keep
i. West of Priests Close, Nettlebed	0	Delete the allocation
j. Land south of Nettlebed Service Station	0	Delete the allocation
k. Land at Chalgrove Airfield	0	Delete the allocation
Vale of White Horse		
I. North West of Abingdon-on- Thames	200	Keep, as part of the site does not have planning permission.
m. North West of Grove	600	Tweak, higher number of homes to cover the new plan period, but no extra overall
n. North-West Valley Park	800	Tweak – minor changes
o. Dalton Barracks*	2750	Tweak, extend the site area and increase number of homes
p. East of Sutton Courtenay	220	Await government Inspector's appeal decision on the future of this site

<sup>\*</sup>We ask more about Dalton Barracks in section 14.

Concept plans for sites with over 500 homes

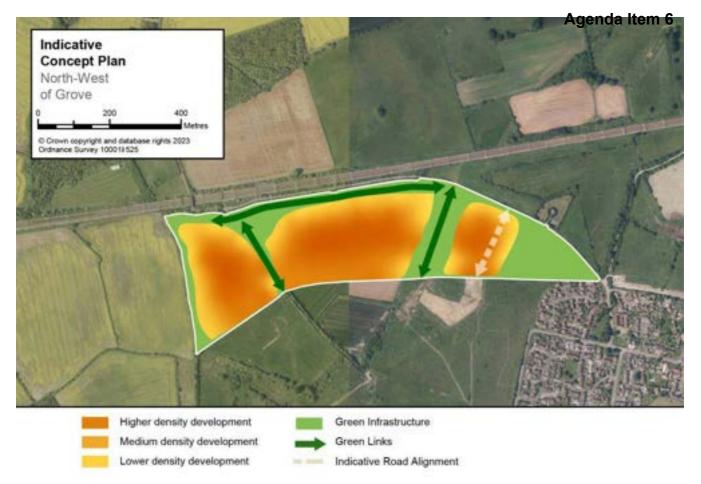






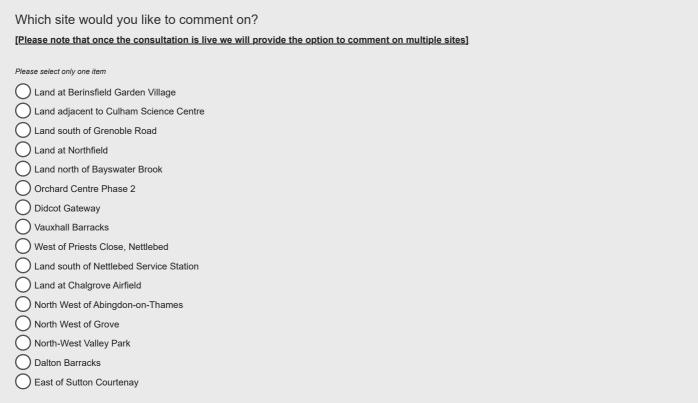












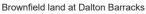
	Aganda Itam G
	Agenda Item 6
How far do you agree or disagree with the outcome proposed for this	
for this site allocation?	
Please select only one item	
Strongly agree	
Subligity agree	
Agree	
Neither agree nor disagree	
Disagree	
Strongly disagree	
I don't know	
$\circ$	

If you have any comments on this site, please provide them below. Where the outcome of our review is to keep or tweak the allocation, we welcome your feedback on the mix of uses (new housing, employment, shops, public open space etc), the layout or types of community and transport facilities needed for the site, and any comments you have on the indicative concept plans for sites of over 500 homes.

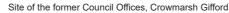
#### Section 14. Planning for brownfield sites

Although the Councils do not need to make any new housing allocations to meet the housing numbers, and do not plan to make any new greenfield allocations in this local plan, where there are brownfield sites in sustainable locations which could be regenerated or re-used, we propose to allocate these to help them find a new future. Brownfield sites are pieces of land which have previously been developed, so could include old office and industrial buildings, or car parks, for example. In 2021 we asked people to suggest suitable sites in our Call for Land and Buildings Available for Change. You can see the results here

<a href="https://storymaps.arcgis.com/stories/83c42d77f9104794a8cb49a815ff2352">https://storymaps.arcgis.com/stories/83c42d77f9104794a8cb49a815ff2352</a>>. So far we have identified two brownfield sites we propose to allocate: the barracks area at Dalton Barracks (in Vale of White Horse), and the site where the former Council offices stood at Crowmarsh Gifford (in South Oxfordshire).









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	Agenda Item 6
What do you think are the best use(s) of the Dalton Barracks brownfield site? Please tick as many as you like:  Please select all that apply  Building new homes Employment development Specialist housing for the elderly and/or a care home Community facilities like schools, health, leisure facilities (please state below) Prefer to leave as it is Not sure I don't have a view Other idea (please tell us below)	
This brownfield site is likely to see change over the next 15 years - what things would make this a great place? You could tell us for example your suggestions for the mix of uses, the layout, space for nature, or the types of community and transport facilities needed for this site?	
What do you think are the best use(s) of the Crowmarsh Gifford site?  Please tick as many as you like:  Please select all that apply  Building new homes  Employment development  Specialist housing for the elderly and/or a care home  Community facilities like schools, health, leisure facilities (please state below)  Prefer to leave site empty  Not sure  I don't have a view  Other idea (please tell us below)	
This brownfield site is likely to see change over the next 15 years - what things would make this a great place? You could tell us for example your suggestions for the mix of uses, the layout, space for nature, or the types of community and transport facilities needed for this site?	

	Agenda Item 6
Can you suggest any other brownfield sites in sustainable locations that we should consider?	
Please let us know the location of the site(s) below.	
Section 15. Anything else you want to tell us?	
Is there anything else you would like to tell us?	
Let us know in the box below	
Our commitment to equal access for all	
Our commitment to equal access for all We are committed to making sure that residents have equal access to all council services. Please help us to keep track of the appropriate boxes below.	how successfully we are achieving this by ticking
All questions are optional. All information is confidential and will only be used to help us monitor whether views differ acros	s the community.
What is your sex?	
Please select only one item	
Female	
Male Prefer not to say	
Is the gender you identify with the same as your sex registered at birth?	
Please select only one item	
Yes	
No (please specify below)  Prefer not to say	
If no, please specify below.	

	Agenda Item 6
How old are you?  Please select only one item  16-24  25-34  35-44	
45-54 55-64 65-74 75+ Prefer not to say	
What is your ethnic group?	
Ethnic group  Please select only one item	
Prefer not to say	
English, Welsh, Scottish, Northern Irish, British  Irish	
Gypsy or Irish Traveller Roma	
Any other White background Indian	
Pakistani	
Bangladeshi Chinese	
Any other Asian background Caribbean	
African	
Any other Black, Black British or Caribbean background  White and Black Caribbean	
White and Black African White and Asian	
Any other Mixed or Multiple background	
Other (please specify below):	
Other (please specify below)	
Do you have any physical or mental health conditions or illness lasting or expecting to last 12 months or more?	
Please select only one item  Yes	
No Prefer not to say	

	Agenda Item 6
Do any of your conditions or illnesses reduce your ability to carry out day to day activities?	Agonda itom o
Please select only one item	
Yes, a lot	
Yes, a little	
Not at all	