

PLANNING & REGULATION COMMITTEE – 10 SEPTEMBER 2018

POLICY ANNEX (RELEVANT DEVELOPMENT PLAN AND OTHER POLICIES)

Oxfordshire Minerals and Waste Core Strategy 2017 (OMWCS)

POLICY W9: MANAGEMENT AND DISPOSAL OF RADIOACTIVE WASTE

Permission will be granted for proposals for the management or disposal of low level radioactive waste where it is demonstrated that a significant contribution could be made to the management or disposal of waste produced in Oxfordshire. Permission will be granted for proposals for management of intermediate level radioactive waste produced in Oxfordshire at the Harwell nuclear licensed site. Permission will be granted for proposals relating to low level radioactive waste or intermediate level radioactive waste that provide for the needs of a wider area where it is demonstrated that they would meet a need for waste management that is not adequately provided for elsewhere and are consistent with national strategy for radioactive waste management.

The Minerals and Waste Local Plan: Part 2 – Site Allocations Document will allocate sites to make specific provision for:

- the treatment and storage of Oxfordshire's intermediate level legacy radioactive waste at Harwell Oxford Campus and Culham Science Centre pending its disposal at a national disposal facility;
- the treatment and storage of low level legacy radioactive waste at Harwell Oxford Campus and Culham Science Centre pending its eventual disposal; and
- the disposal of low level radioactive waste at bespoke facilities at Harwell Oxford Campus or at Culham Science Centre if this is demonstrated to be the most sustainable option for disposal of this waste.

All proposals shall meet the requirements of policies C1 – C12.

POLICY C1: SUSTAINABLE DEVELOPMENT

A positive approach will be taken to minerals and waste development in Oxfordshire, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework and the aim to improve economic, social and environmental conditions of the area.

Planning applications that accord with the policies in this plan will be approved, unless material considerations indicate otherwise. Where there are no policies relevant to the application, or relevant plan policies are out of date, planning permission will be granted unless material considerations indicate otherwise, taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of the proposed development when assessed against the National Planning Policy Framework; or

specific policies in the National Planning Policy Framework indicate that the development should be restricted.

POLICY C5: LOCAL ENVIRONMENT, AMENITY AND ECONOMY

Proposals for minerals and waste development shall demonstrate that they will not have an unacceptable adverse impact on:

- the local environment;
 - human health and safety;
 - residential amenity and other sensitive receptors; and
 - the local economy;
- including from:
- noise;
 - dust;
 - visual intrusion;
 - light pollution;
 - traffic;
 - air quality;
 - odour;
 - vermin;
 - birds;
 - litter;
 - mud on the road;
 - vibration;
 - surface or ground contamination;
 - tip and quarry-slope stability;
 - differential settlement of quarry backfill;
 - subsidence; and
 - the cumulative impact of development.

Where necessary, appropriate separation distances or buffer zones between minerals and waste developments and occupied residential property or other sensitive receptors and/or other mitigation measures will be required, as determined on a site-specific, case-by-case basis.

POLICY C8: LANDSCAPE

Proposals for minerals and waste development shall demonstrate that they respect and where possible enhance local landscape character, and are informed by landscape character assessment. Proposals shall include adequate and appropriate measures to mitigate adverse impacts on landscape, including careful siting, design and landscaping. Where significant adverse impacts cannot be avoided or adequately mitigated, compensatory environmental enhancements shall be made to offset the residual landscape and visual impacts.

Great weight will be given to conserving the landscape and scenic beauty of Areas of Outstanding Natural Beauty (AONB) and high priority will be given to the enhancement of their natural beauty. Proposals for minerals and waste development within an AONB or that would significantly affect an AONB shall demonstrate that

they take this into account and that they have regard to the relevant AONB Management Plan. Major developments within AONBs will not be permitted except in exceptional circumstances and where it can be demonstrated they are in the public interest, in accordance with the 'major developments test' in the NPPF (paragraph 116). Development within AONBs shall normally only be small-scale, to meet local needs and should be sensitively located and designed.

POLICY C10: TRANSPORT

Minerals and waste development will be expected to make provision for safe and suitable access to the advisory lorry routes shown on the Oxfordshire Lorry Route Maps in ways that maintain and, if possible, lead to improvements in:

- the safety of all road users including pedestrians;
- the efficiency and quality of the road network; and
- residential and environmental amenity, including air quality.

Where development leads to a need for improvement to the transport network to achieve this, developers will be expected to provide such improvement or make an appropriate financial contribution.

Where practicable minerals and waste developments should be located, designed and operated to enable the transport of minerals and/or waste by rail, water, pipeline or conveyor.

Where minerals and/or waste will be transported by road:

- a) mineral workings should as far as practicable be in locations that minimise the road distance to locations of demand for the mineral, using roads suitable for lorries, taking into account the distribution of potentially workable mineral resources; and
- b) waste management and recycled aggregate facilities should as far as practicable be in locations that minimise the road distance from the main source(s) of waste, using roads suitable for lorries, taking into account that some facilities are not economic or practical below a certain size and may need to serve a wider than local area.

Proposals for minerals and waste development that would generate significant amounts of traffic will be expected to be supported by a transport assessment or transport statement, as appropriate, including mitigation measures where applicable.

Vale of White Horse Local Plan 2011 (VLP 2011)

POLICY DC9: IMPACT OF DEVELOPMENT ON NEIGHBOURING USES

Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of:

- i) loss of privacy, daylight or sunlight;
- ii) dominance or visual intrusion;

- iii) noise or vibration;
- iv) smell, dust, heat, gases or other emissions;
- v) pollution, contamination or the use of or storage of hazardous substances;
and
- vi) external lighting.

POLICY NE6: THE NORTH WESSEX DOWNS AREA OF OUTSTANDING NATURAL BEAUTY

Development in the North Wessex Downs Area of Outstanding Natural Beauty will only be permitted if the natural beauty of the landscape will be conserved or enhanced. Development which would be visually prominent, would detract from views from public vantage points or would spoil the appreciation of the landscape quality of the North Wessex Downs Area of Outstanding Natural Beauty will not be permitted.

Major industrial or commercial development will not be permitted in the Area of Outstanding Natural Beauty unless:

- i) it is proven to be in the national interest and no alternative site can be found;
and
- ii) all steps are taken to reduce the impact of the development on the beauty of the area.

POLICY E7: HARWELL SCIENCE AND INNOVATION CAMPUS

Development proposals will be considered in the context of a comprehensive approach to the whole Harwell Science and Innovation Campus. New business development or redevelopment for business purposes will be permitted at the Harwell Science and Innovation Campus as shown on the proposals map for B1 and B2 purposes subject to the following criteria:

- i) The development is in accordance with and meets the requirements of the Travel Plan for the whole Campus to make the necessary contributions in order to implement sustainable transport initiatives including minimising car usage and increasing the use of public transport, walking and cycling;
- ii) Appropriate contributions funded by the landowner or developer being made to improving/upgrading access to the Campus from the A34 trunk road, the A4185 to the east, and the A417 to the north;
- iii) The development is in accordance with and makes the necessary contributions to a comprehensive landscape plan for the whole Campus. No development will be permitted within structural areas of open space and perimeter landscaping. In considering proposals for new development and redevelopment, a high quality of landscaping will be required, existing important wildlife habitats will be retained in accordance with Policy NE4 and opportunities for the creation of new wildlife habitats will be taken, where possible;
- iv) That proposals for buildings and structures (including their extensions) will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height;

- v) Any external lighting scheme must have a minimal impact in terms of light pollution; and
- vi) Development involving ancillary facilities will be permitted subject to Policy E13.

Adopted Vale of White Horse Local Plan 2031 (VLP 2031)

CORE POLICY 1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Planning applications that accord with this Local Plan 2031 (and where relevant, with any subsequent Development Plan Documents or Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant planning permission unless material considerations indicate otherwise, and unless:

- i. Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, or
- ii. Specific policies in the Framework indicate that development should be restricted.

CORE POLICY 44: LANDSCAPE

The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular:

- i. features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies
- ii. important landscape settings of settlements
- iii. topographical features
- iv. areas or features of cultural and historic value
- v. important views and visually sensitive skylines, and
- vi. tranquillity and the need to protect against intrusion from light pollution, noise and motion.

Where development is acceptable in principle, measures will be sought to integrate it into the landscape character and/or the townscape of the area. Proposals will need to demonstrate how they have responded to the above aspects of landscape character and will be expected to:

- vii. incorporate appropriate landscape proposals that reflect the character of the area through appropriate design and management;
- viii. preserve and promote local distinctiveness and diversity and, where practical enhance damaged landscape areas.

High priority will be given to conservation and enhancement of the natural beauty of the North Wessex Downs AONB and planning decisions will have regard to its setting. Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes, will be encouraged, provided they do not conflict with the aims of conservation and enhancement.

Vale of White Horse Local Plan 2031 Part 2 (VLP 2031 2)

CORE POLICY 15b: HARWELL CAMPUS COMPREHENSIVE DEVELOPMENT FRAMEWORK

All new development at Harwell Campus will be guided by a comprehensive development framework.

The new housing allocated at Harwell Campus will be provided to an exemplar standard and in the form of an Innovation Village to unlock the unique potential for economic growth offered by the Campus. The new Innovation Village will be fully and successfully integrated with the Campus, incorporating on-site services and facilities and reflect a tailored mix of dwellings to help meet the needs of the organisations located at the Campus. This development will come forward in accordance with Core Policies 15a and 15b and the Site Development Template set out in Appendix A.

Sufficient land is also made available at Harwell Campus for research, innovation and economic development to accommodate at least 5,400 net additional jobs in the plan period up to 2031 within the designated Enterprise Zone.

Proposals for development within the Campus must demonstrate how they contribute towards a comprehensive approach to development.

The Council will continue to work with Harwell Campus, the LEP, the AONB Management Board and other relevant stakeholders to prepare a comprehensive development framework for the Campus and the Innovation Village. Development proposals will be considered in the context of a comprehensive approach to the whole Campus, in accordance with the criteria set out below. Additional guidance will be provided by a comprehensive development framework that will be published as a Supplementary Planning Document and include:

- i. development is in accordance with and meets the requirements of a travel plan for the whole Campus to make the necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling
- ii. development is in accordance with and makes the necessary contributions to a comprehensive landscape plan for the whole Campus. No development will be permitted within structural areas of open space and perimeter landscaping. In considering proposals for new development and redevelopment, a high quality of landscaping will be required, existing important wildlife habitats will be retained and opportunities for the creation of new wildlife will be taken, where possible

- iii. proposals for buildings and structures (including their extensions) will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height, and
- iv. any external lighting scheme must have a minimal impact in terms of light pollution.

DEVELOPMENT POLICY 23: IMPACT OF DEVELOPMENT ON AMENITY

Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in relation to the following factors:

- i. loss of privacy, daylight or sunlight
- ii. dominance or visual intrusion
- iii. noise or vibration
- iv. dust, heat, odour, gases or other emissions
- v. pollution, contamination or the use of/or storage of hazardous substances; and
- vi. external lighting.

West Oxfordshire Local Plan 2011 (WOLP)

POLICY NE1: SAFEGUARDING THE COUNTRYSIDE

Proposals for development in the countryside should maintain or enhance the value of the countryside for its own sake: its beauty, its local character and distinctiveness, the diversity of its natural resources, and its ecological, agricultural, cultural and outdoor recreational values.

POLICY NE4: COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY

The conservation and enhancement of the natural beauty of the landscape and countryside of the Cotswolds Area of Outstanding Natural Beauty will be given great weight when determining development proposals within or impacting upon the AONB.

Regard will be had to the economic and social well-being of the area and its communities.

Major development will not be permitted in the AONB unless:

- i) it is in the public interest in terms of any national considerations and the impact on the local economy; and
- ii) the lack of alternative sites outside the AONB and of means of meeting the need in some other way justifies an exception being made.

West Oxfordshire Draft Local Plan 2031 (WODLP)

POLICY EH1a: COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY

In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area's natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB. The Cotswolds Conservation Board's Management Plan and guidance documents are material considerations in decision making relevant to the AONB.

Major development will not be permitted within the AONB other than in exceptional circumstances, as required by national policy and guidance.

Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes and small scale renewable energy development, will be supported, provided they are consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area.

POLICY EH1: LANDSCAPE CHARACTER

The quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.

New development should respect and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.

Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.

When determining development proposals within or impacting upon the Cotswolds Area of Outstanding Natural Beauty, great weight will be given to the conservation of the area's landscape and scenic beauty.

Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.