

APPENDIX 6.1
ADOPTED DEVELOPMENT PLAN

The Development Plan

Cherwell Local Plan 2011-2031 (Part 1)

- The Adopted Cherwell Local Plan 2011-2031 (Part 1) contains strategic planning policies for development and the use of land. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications.
- The Plan was formally adopted by the Council on 20 July 2015. Policy Bicester 13 was re-adopted on 19 December 2016.
- **Policy PSD 1** sets out the plan's presumption in favour of sustainable development, stating that when considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. The remainder of the policy reiterates NPPF's presumption in favour of sustainable development (paragraph 11c-d).
- **Policy SLE 1** sets out the council's policy regarding employment development, within the policy it is set out that new employment proposals within rural areas on non-allocated sites will be supported if they meet the following criteria:
 - *They will be outside of the Green Belt, unless very special circumstances can be demonstrated.*
 - *Sufficient justification is provided to demonstrate why the development should be located in the rural area on a non-allocated site.*
 - *They will be designed to very high standards using sustainable construction, and be of an appropriate scale and respect the character of villages and the surroundings.*
 - *They will be small scale unless it can be demonstrated that there will be no significant adverse impacts on the character of a village or surrounding environment.*
 - *The proposal and any associated employment activities can be carried out without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features (or on any non-designated buildings or features of local importance).*
 - *The proposal will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing the need to travel by private car.*

- *There are no suitable available plots or premises within existing nearby employment sites in the rural areas.*

The Local Plan has an urban focus. With the potential for increased travel by private car by workers and other environmental impacts, justification for employment development on new sites in the rural areas will need to be provided. This should include an applicant demonstrating a need for and benefits of employment in the particular location proposed and explaining why the proposed development should not be located at the towns, close to the proposed labour supply

- **Policy SLE 2** concerns securing dynamic town centres and sets out that Retail and other 'Main Town Centre Uses' will be directed towards the town centres of Banbury and Bicester and the village centre of Kidlington in accordance with Policies Bicester 5, Banbury 7 and Kidlington 2. The policy adds that the Council will apply the sequential test as set out in the NPPF as follows:

- *Proposals for retail and other Main Town Centre Uses not in these town centres should be in 'edge of centre' locations. Only if suitable sites are not available in edge of centre locations should out of centre sites be considered.*
- *When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre.*

The Council will consider if the proposals satisfy the sequential test and if they are likely to have a significant adverse impact on one or more of the factors in the NPPF.

All proposals should comply with Policy SLE 4.

An impact assessment will also be required in accordance with requirements in the NPPF. The Council will require an impact assessment if the proposal is over 2000 sq. metres (gross) in Banbury, 1500sq. metres (gross) in Bicester and 350 sq. metres (gross) elsewhere.

Evidence in the Council's Retail Study will also be considered in determining applications if information is not provided by the applicant which is considered to supersede this evidence.

Proposals should comply with Policy ESD15.

The Council will support the provision of new local centres containing a small number of shops of a limited size within the strategic housing allocations on strategic sites set out in this Local Plan.

- **Policy SLE 3** sets out that the Council will support proposals for new or improved tourist facilities in sustainable locations, where they accord with other policies in the plan, to increase overnight stays and visitor numbers within the District.

- **Policy SLE 4** concerns improved transport connections, within the policy it is set out that new development in the district will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of development. Additionally, that:

All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. Encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development, and which have a severe traffic impact will not be supported.

- **Policy BSC1** sets out the council's district wide housing distribution.
- **Policy BSC 8** is clear that the Council will support the provision of health facilities in sustainable locations which contribute towards health and well-being.
- **Policy BSC 9** concerns public services and utilities, stating that the Council will support proposals which involve new or improvements to public services/utilities if they are required to enable the successful delivery of sites and where they accord with other relevant policies in the Plan. All new developments will be expected to include provision for connection to Superfast Broadband.
- **Policy BSC10** concerns open space, outdoor sport and recreation provision, it sets out that the Council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured through the following measures:
 - *Protecting existing sites*
 - *Addressing existing deficiencies in provision through qualitative enhancement of existing provision, improving access to existing facilities or securing new provision, and*
 - *Ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals.*

In determining the nature of new or improved provision the Council will be guided by the evidence base and consult with town and parish councils, together with potential users of the green space wherever possible, to ensure that provision meets local needs.

Should the promoters of development consider that individual proposals would be unviable with the above requirements, 'open-book' financial analysis of proposed developments will be expected so that an in house economic viability assessment can be undertaken. Where it is agreed that an external economic viability assessment is required, the cost shall be met by the promoter.

- **Policy BSC 11** sets out the council's local standards of provision in regard to outdoor recreation. It states that development proposals will be required to contribute to the provision of open space, sport and

recreation, together with secure arrangements for its management and maintenance. The amount, type and form of open space will be determined having regard to the nature and size of development proposed and the community needs likely to be generated by it.

- **Policy BSC 12** concerns indoor sport, recreation and community facilities and sets out that the Council will encourage the provision of community facilities to enhance the sustainability of communities and encourage partnership working to ensure that built sports provision is maintained in accordance with local standards of provision.
- **Policy ESD 1** concerns mitigating and adapting to climate change, it sets out that measures will be taken to mitigate the impact of development within the district on climate change. At a strategic level, the policy sets out that this includes:
 - *Distributing growth to the most sustainable locations as defined in this Local Plan*
 - *Delivering development that seeks to reduce the need to travel and which encourages sustainable travel options including walking, cycling and public transport to reduce dependence on private cars*
 - *Designing developments to reduce carbon emissions and use resources more efficiently, including water (see Policy ESD 3 Sustainable Construction)*
 - *Promoting the use of decentralised and renewable or low carbon energy where appropriate (see Policies ESD 4 Decentralised Energy Systems and ESD 5 Renewable Energy).*

The incorporation of suitable adaptation measures in new development to ensure that development is more resilient to climate change impacts will include consideration of the following:

- *Taking into account the known physical and environmental constraints when identifying locations for development*
- *Demonstration of design approaches that are resilient to climate change impacts including the use of passive solar design for heating and cooling*
- *Minimising the risk of flooding and making use of sustainable drainage methods, and*
- *Reducing the effects of development on the microclimate (through the provision of green infrastructure including open space and water, planting, and green roofs).*

Adaptation through design approaches will be considered in more locally specific detail in the Sustainable Buildings in Cherwell Supplementary Planning Document (SPD).

- **Policy ESD 2** adds the council's energy hierarchy and allowable solutions approach, it sets out that in seeking to achieve carbon emissions reductions, the council will promote an 'energy hierarchy' as follows:
 - *Reducing energy use, in particular by the use of sustainable design and construction measures*
 - *Supplying energy efficiently and giving priority to decentralised energy supply*
 - *Making use of renewable energy*
 - *Making use of allowable solutions.*

- **Policy ESD 3** concerns sustainable construction, within the policy it is set out that all new non-residential development will be expected to meet at least BREEAM 'Very Good' with immediate effect, subject to review over the plan period to ensure the target remains relevant. The demonstration of the achievement of this standard should be set out in the Energy Statement. Additionally, the policy states that all development proposals will be encouraged to reflect high quality design and high environmental standards, demonstrating sustainable construction methods including but not limited to:
 - *Minimising both energy demands and energy loss*
 - *Maximising passive solar lighting and natural ventilation*
 - *Maximising resource efficiency*
 - *Incorporating the use of recycled and energy efficient materials*
 - *Incorporating the use of locally sourced building materials*
 - *Reducing waste and pollution and making adequate provision for the recycling of waste*
 - *Making use of sustainable drainage methods*
 - *Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example); and*
 - *Making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment.*

- **Policy ESD 4** sets out that the use of decentralised energy systems, providing either heating (District Heating (DH)) or heating and power (Combined Heat and Power (CHP)) will be encouraged in all new developments. The policy sets out that A feasibility assessment for DH/CHP, including consideration of biomass fuelled CHP, will be required for, inter alia, all applications for non-domestic developments above 1000m² floorspace.

- **Policy ESD 5** concerns renewable energy, it sets out that for all applications for non-domestic developments above 1000m² floorspace, a feasibility assessment of the potential for significant on-site

renewable energy provision (above any provision required to meet national building standards) will be required.

- **Policy ESD 6** concerns sustainable flood risk management, within the policy it is stated that Site specific flood risk assessments will be required to accompany development proposals of 1 hectare or more located in flood zone. The policy sets out that flood risk assessments should assess all sources of flood risk and demonstrate that:

- *There will be no increase in surface water discharge rates or volumes during storm events up to and including the 1 in 100 year storm event with an allowance for climate change (the design storm event)*
- *Developments will not flood from surface water up to and including the design storm event or any surface water flooding beyond the 1 in 30 year storm event, up to and including the design storm event will be safely contained on site.*

Additionally, development should be safe and remain operational (where necessary) and proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.

- **Policy ESD 8** concerns water resources and is clear that the Council will seek to maintain water quality, ensure adequate water resources and promote sustainability in water use. The policy states that:

Water quality will be maintained and enhanced by avoiding adverse effects of development on the water environment. Development proposals which would adversely affect the water quality of surface or underground water bodies, including rivers, canals, lakes and reservoirs, as a result of directly attributable factors, will not be permitted.

Development will only be permitted where adequate water resources exist, or can be provided without detriment to existing uses. Where appropriate, phasing of development will be used to enable the relevant water infrastructure to be put in place in advance of development commencing.

- **Policy ESD 7** adds the council's sustainable drainage systems (SuDS) policy, it states that:

All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off.

Where site specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems.

In considering SuDS solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. Where possible, SuDS should

seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. SuDS will require the approval of Oxfordshire County Council as LLFA and SuDS Approval Body, and proposals must include an agreement on the future management, maintenance and replacement of the SuDS features.

- **Policy ESD 9** concerns the Protection of the Oxford Meadows SAC with developers required to demonstrate that:
 - *During construction of the development there will be no adverse effects on the water quality or quantity of any adjacent or nearby watercourse*
 - *During operation of the development any run-off of water into adjacent or surrounding watercourses will meet Environmental Quality Standards (and where necessary oil interceptors, silt traps and Sustainable Drainage Systems will be included)*
 - *New development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity and quality*
 - *Run-off rates of surface water from the development will be maintained at greenfield rates.*

- **Policy ESD 10** concerns the protection and enhancement of biodiversity and the natural environment, stating that this will be achieved by the following:
 - *In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources.*
 - *The protection of trees will be encouraged, with an aim to increase the number of trees in the District*
 - *The reuse of soils will be sought*
 - *If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.*
 - *Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated*
 - *Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity*

- *Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity*
 - *Development proposals will be expected to incorporate features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity*
 - *Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value*
 - *Air quality assessments will also be required for development proposals that would be likely to have a significantly adverse impact on biodiversity by generating an increase in air pollution*
 - *Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action Plan targets and/or meeting the aims of Conservation Target Areas. Developments for which these are the principal aims will be viewed favourably*
 - *A monitoring and management plan will be required for biodiversity features on site to ensure their long term suitable management.*
- **Policy ESD 11** concerns conservation target areas and states that

Where development is proposed within or adjacent to a Conservation Target Area, biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a Conservation Target Area being achieved will not be permitted. Where there is potential for development, the design and layout of the development, planning conditions or obligations will be used to secure biodiversity enhancement to help achieve the aims of the Conservation Target Area.
 - **Policy ESD 12** concerns the Cotswold area of outstanding natural beauty and sets out that high priority will be given to the protection and enhancement of the Cotswolds AONB and the Council will seek to protect the AONB and its setting from potentially damaging and inappropriate development. The Cotswolds AONB Management Plan will be used as supplementary guidance in decision making relevant to the AONB.

- **Policy ESD 13** concerns Local Landscape protection and enhancement, it sets out that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- *Cause undue visual intrusion into the open countryside*
- *Cause undue harm to important natural landscape features and topography*
- *Be inconsistent with local character*
- *Impact on areas judged to have a high level of tranquillity*
- *Harm the setting of settlements, buildings, structures or other landmark features, or*
- *Harm the historic value of the landscape*

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS) and be accompanied by a landscape assessment where appropriate.

- **Policy ESD 14** concerns the Oxford Green Belt, it states that:

The Oxford Green Belt boundaries within Cherwell District will be maintained in order to:

- *Preserve the special character and landscape setting of Oxford*
- *Check the growth of Oxford and prevent ribbon development and urban sprawl*
- *Prevent the coalescence of settlements Assist in safeguarding the countryside from encroachment*
- *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Development proposals within the Green Belt will be assessed in accordance with government guidance contained in the NPPF and NPPG. Development within the Green Belt will only be permitted if it maintains the Green Belt's openness and does not conflict with the purposes of the Green Belt or harm its visual amenities. Proposals for residential development will also be assessed against Policies Villages 1 and Villages 3.

A small-scale local review of the Green Belt boundary in the vicinity of Langford Lane, Kidlington and Begbroke Science Park will be undertaken as part of the Local Plan Part 2, in order to accommodate employment needs (see Policy Kidlington 1). Further small-scale local review of the Green Belt boundary will only be undertaken where exceptional circumstances can be demonstrated.

- **Policy ESD 15** concerns the character of the built and historic environment, it sets out that, successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context

through sensitive siting, layout and high-quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential. The policy states that new development proposals should:

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*
- *Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette*

- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features*
 - *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed*
 - *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space*
 - *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*
 - *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation*
 - *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout*
 - *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)*
 - *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality*
 - *Use locally sourced sustainable materials where possible.*
- Adding that the design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.
 - As well as that the Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local

stakeholders to ensure appropriate character and high-quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.

- **Policy ESD 16** concerns the Oxford Canal, it sets out that the council will protect and enhance the Oxford Canal corridor which passes south to north through the district as a green transport route, significant industrial heritage, tourism attraction and major leisure facility through the control of development. The length of the Oxford Canal through Cherwell District is a designated Conservation Area and proposals which would be detrimental to its character or appearance will not be permitted. The biodiversity value of the canal corridor will be protected.
- **Policy ESD 17** concerns Green Infrastructure, it states that the District's green infrastructure network will be maintained and enhanced through the following measures:
 - *Pursuing opportunities for joint working to maintain and improve the green infrastructure network, whilst protecting sites of importance for nature conservation*
 - *Protecting and enhancing existing sites and features forming part of the green infrastructure network and improving sustainable connectivity between sites in accordance with policies on supporting a modal shift in transport (Policy SLE 4: Improved Transport and Connections), open space, sport and recreation (Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision), adapting to climate change (Policy ESD 1: Mitigating and Adapting to Climate Change), SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), biodiversity and the natural environment (Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment), Conservation Target Areas (Policy ESD 11: Conservation Target Areas), heritage assets (Policy ESD 15) and the Oxford Canal (Policy ESD 16)*
 - *Ensuring that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond*
 - *All strategic development sites (Section C: 'Policies for Cherwell's Places') will be required to incorporate green infrastructure provision and proposals should include details for future management and maintenance.*
- **Policy Kidlington 1** concerns accommodating high value employment needs and sets out that the council will undertake a small-scale local review of the Green Belt to accommodate identified high value employment needs at Langford Lane /Oxford Technology Park/ London –Oxford Airport and Begbroke Science Park.
- **Policy Kidlington 2** sets out the council's policy for strengthening Kidlington village centre.

- **Policy INF 1** concerns infrastructure and sets out that the Council's approach to infrastructure planning in the District will identify the infrastructure required to meet the District's growth, to support the strategic site allocations and to ensure delivery by:
 - *Working with partners, including central Government, and other local authorities, to provide physical, community and green infrastructure*
 - *Identifying infrastructure needs and costs, phasing of development, funding sources and responsibilities for delivery*
 - *Completing a Developer Contributions SPD to set out the Council's approach to the provision of essential infrastructure including affordable housing, education, transport, health, flood defences and open space*
 - *Development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social and community facilities.*

The Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need

- The Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need was formally adopted as part of the statutory Development Plan by the Council on 7 September 2020. The Plan provides the strategic planning framework and sets out strategic site allocations to provide Cherwell District's share of the unmet housing needs of Oxford to 2031.
- The Partial Review is effectively a supplement or addendum to the adopted Cherwell Local Plan 2011-2031 which becomes part of the statutory Development Plan for the district. The Partial Review provides a vision, objectives and specific policies for delivering additional development to help meet Oxford's housing needs.
- Whilst the policy context for the site itself remains the same, the partial review allocates a number of sites for residential use in the North Oxford and Kidlington subareas, in the direct vicinity of the site, which have the potential to generate cumulative effects, these are considered in the relevant chapter of the accompanying ES.
- **Policy PR1** sets out the council's policy for achieving sustainable development for Oxford's needs including 4,400 homes to help meet Oxford's unmet housing needs and necessary supporting infrastructure by 2031.
- **Policy PR3** concerns the Oxford Green Belt and lists the areas of land removed from the Green Belt to accommodate the allocated strategic development sites.

- **Policy PR4a** concerns sustainable transport and details the following schemes to improve sustainable transport provision:

(a) improved bus services and facilities along: i. the A44/A4144 corridor linking Woodstock and Oxford ii. the A4260/A4165 (Oxford Road) linking Kidlington, Gosford, Water Eaton and Oxford iii. Langford Lane.

(b) the enhancement of the off-carriageway Cycle Track/ Shared Use Path along the western side of the A44 and the provision of at least one pedestrian and cycle and wheelchair crossing over the A44.

(c) the prioritisation of the A44 over the A4260 as the primary north-south through route for private motor vehicles into and out of Oxford.

(d) improved rapid transit/bus services and associated Super Cycleway along the A4260 into Oxford.

(e) improvements to the public realm through the centre of Kidlington associated with (d) above.

(f) the provision of new and enhanced pedestrian, cycling and wheelchair routes into and out of Oxford.

- **Policy PR4b** concerns Kidlington Centre and adds to the above by stating that:

Proposals to support sustainable transport improvements and associated infrastructure, to reduce private motorised through traffic along the A4260 in Kidlington and improve the built and natural environment along this corridor which are consistent with the themes and objectives of the adopted Kidlington Masterplan SPD will be supported.

- **Policy PR5** concerns green infrastructure and states that applications will be expected to:

- 1) Identify existing GI and its connectivity and demonstrate how this will be protected and incorporated into the layout, design and appearance of the proposed development.*
- 2) Show how existing and new GI will be connected including the opportunities for off-site connectivity and improvement.*
- 3) Show how restored or re-created habitats can be accommodated into the development and how biodiversity will be improved.*
- 4) Show how existing trees will be protected and the opportunities for planting new trees.*
- 5) Demonstrate the opportunities for improving the existing and proposed built and natural landscape through the provision of GI and for the protection or enhancement of the historic environment.*
- 6) Demonstrate how GI will be provided along movement corridors (including for motor vehicles, pedestrians, cycles and wheelchairs) and to benefit the provision of informal and formal open space, play areas and gardens.*

- 7) *Demonstrate how the provision of GI will assist in the beneficial use and permanence of the Green Belt.*
- 8) *Demonstrate where multi-functioning GI can be achieved, including helping to address climate change impacts and taking into account best practice guidance. (9) Provide details of how GI will be maintained and managed in the long term.*

- **Policy PR11** concerns infrastructure delivery, it states that the Council's approach to infrastructure planning to contribute in meeting Oxford's unmet housing needs will be to ensure delivery by:

1. *Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, Oxfordshire County Council and other service providers to:*

- (a) *provide and maintain physical, community and green infrastructure.*

- (b) *identify infrastructure needs and costs, phasing of development, funding sources and responsibilities for delivery.*

2. *Keeping up-to-date a Developer Contributions Supplementary Planning Document setting out the Council's approach to the provision of essential infrastructure including affordable housing, education, transport, health, flood defences and open space.*

3. *Ensure that development proposals demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, sport, leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements including those of the Council's Developer Contributions SPD.*

4. *All sites are required to contribute to the delivery of Local Plan Infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.*

Cherwell Local Plan 1996 Saved Policies

- The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:
- **Policy TR1** concerns transportation funding and sets out that before proposals for development are permitted the council will require to be satisfied that new highways, highway-improvement works, traffic-management measures, additional public transport facilities or other transport measures that would be required as a consequence of allowing the development to proceed will be provided.

- **Policy TR7** sets out that development that would regularly attract large commercial vehicles or large numbers of cars onto unsuitable minor roads will not normally be permitted.
- **Policy TR10** adds that development that would generate frequent heavy-goods, vehicle movements through residential areas or on unsuitable urban or rural roads will not be permitted.
- **Policy T5** states that beyond the built up limits of a settlement the provision of new hotels, motels, guest houses and restaurants will generally only be approved when such proposals would:-

(i) be largely accommodated within existing buildings which are suitable for conversion or for such use; or

(ii) totally replace an existing commercial use on an existing acceptably located commercial site. Proposals to extend existing hotels, motels, guest houses and restaurants will be acceptable provided they conform to the other relevant policies in this plan.

Proposals for development in the Green Belt will be considered against the appropriate Green Belt policies in the plan.

- **Policy C5** sets out that the council will seek to protect the ecological value and rural character of the Oxford canal and river Cherwell through the control of development.
- **Policy C8** states that sporadic development in the open countryside including developments in the vicinity of motorway or major road junctions will generally be resisted.
- **Policy C15** adds that the council will prevent the coalescence of settlements by resisting development in areas of open land, which are important in distinguishing them.
- **Policy C28** is clear that control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.
- **Policy C33** concerns the provision of facilities for disabled people, it states that in considering proposals for development the council will support measures that provide, improve or extend access facilities for disabled people.
- **Policy C33** concerns the protection of important gaps of undeveloped land, it states that the council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historical value.

- **Policy ENV1** regards development likely to cause detrimental levels of pollution, it states that development which is likely to cause materially detrimental levels of noise, vibration, smell, smoke, fumes or other type of environmental pollution will not normally be permitted.