
Appendix 1

Appeal Decision

Inquiry held on 4, 5, 6 and 7 March 2014

Site visit made on 6 March 2014

by Gloria McFarlane LLB(Hons) BA(Hons) Solicitor (Non-practising)

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 March 2014

Appeal Ref: APP/C3105/A/13/2204000

Land to the south west of Tadmarton Road, Bloxham, Banbury, OX15 4HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Miller Strategic Land against the decision of Cherwell District Council.
 - The application Ref 13/00496/OUT, dated 4 April 2013, was refused by notice dated 14 June 2013.
 - The development proposed is the erection of up to 60 dwellings with access from Tadmarton Road, together with associated amenity space, community parkland and additional parking for Bloxham Primary School.
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Decision

1. The appeal is allowed and outline planning permission is granted for the erection of up to 60 dwellings with access from Tadmarton Road, together with associated amenity space, community parkland and additional parking for Bloxham Primary School on Land to the south west of Tadmarton Road, Bloxham, Banbury, OX15 4HP in accordance with the terms of the application, Ref 13/00496/OUT, dated 4 April 2013 subject to the conditions set out in the attached Schedule.

Application for costs

2. At the Inquiry an application for costs was made by the Appellant against the Council that required determination only if the Appellant's appeal were to be dismissed. As this is not the case, there is no separate Costs Decision.

Procedural Matters

3. The application was made in outline, except for details of the access arrangements, with the principle of the development of the site for up to 60 dwellings together with amenity space, parkland and parking for the school only to be considered. However, three of the relevant plans were not marked as illustrative¹. The plans were so marked during the course of the Inquiry therefore the application for the dwellings, amenity space, parkland and parking for the school will be considered in principle only. All other matters, except for means of access, including appearance, landscaping, layout and scale are reserved matters to be considered in the future.

¹ Plan A, Plan B and Plan C

4. A completed s.106 agreement was provided at the Inquiry. The difference in the names of the Appellant (Miller Strategic Land) and the Developer who entered into the Agreement (Miller Homes Limited) was explained in a document dated 6 March 2014² in which it was confirmed that Miller Strategic Land is a name used by Miller Homes Limited in its dealings with planning applications; the two are one and the same. In the circumstances I will refer to the Developer as the Appellant in this decision.
5. On 6 March 2014 Planning Practice Guidance was issued which cancelled and replaced previous guidance. The Council, the Appellant and the Parish Council were asked to provide, in writing, any comments they had in respect of the relevance of the new Guidance in this appeal. The responses received³ have been taken into account in my determination of this appeal.

Main Issues

6. The notice of refusal sets out four reasons for refusal. However, the Council withdrew reason 2, which related to prematurity and the amount of development in Bloxham, and reason 4, which related to flooding⁴. Objections from interested persons, including the Parish Council and local residents, remained on these and other planning issues and I will consider these objections as 'other matters' below.
7. The third reason for refusal related to the provision of infrastructure and a planning obligation was agreed between the Appellant, the Landowner, the Council and the County Council which enables payment of the obligations sought. However, there was disagreement between the Parties as to whether some of the items and contributions sought met the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL) and the National Planning Policy Framework (the Framework).
8. Therefore I consider that the main issues are:
 - a) Whether in the context of the Council's acceptance of a lack of a five year housing land supply there are any adverse impacts on the character and appearance of the countryside arising from the proposed development that would significantly and demonstrably outweigh its benefits, having regard to the development plan, the Framework and other material considerations.
 - b) Whether all the contributions sought by the District Council and the County Council in the s.106 agreement provided satisfy Regulation 122 of the CIL so as to be payable by the Appellant.

Reasoning

First main issue -character and appearance

Policy context

9. The Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements⁵. The Council

² Document 1

³ From the Parish Council and the Appellant

⁴ Paragraphs 1.9 and 1.10 of the Statement of Common Ground

⁵ Paragraph 47 of the Framework

acknowledges, and there is no dispute between the Parties⁶, that it cannot demonstrate a five year housing land supply. In these circumstances the Framework advises that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date⁷.

10. The Framework recognises the intrinsic character and beauty of the countryside and encourages proposals that contribute to conserving and enhancing the natural environment⁸, and the environmental role of sustainable development seeks to contribute to protecting and enhancing the natural, built and historic environment⁹.
11. The Development Plan for the area includes saved policies in the Cherwell Local Plan which was adopted in 1996 with an end date of 2001. Policy H18, which seeks to restrict housing beyond the built-up limits of settlements, is out-of-date in this respect but it also has a function of seeking to protect the countryside and policy C7 states that development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape. Paragraph 215 of the Framework advises that due weight should be given to policies such as these according to their degree of consistency with the Framework. Given the paragraphs of the Framework mentioned above I give policy H18 limited weight and policy C7 significant weight.
12. The Non-Statutory Cherwell Local Plan was approved by the Council in 2004, however, it was never adopted and it has limited weight. The proposed new Cherwell District Local Plan 2006-2031 was submitted for examination on 31 January 2014 and hearings are due to commence in June 2014; I am advised that there are a number of objections to the plan and at this early stage in the process I give it little weight.

The appeal site

13. The appeal site is located on the western edge of Bloxham which is identified as a Category 1 Settlement in the local plan on account of its physical characteristics and range of services which enables it to accommodate extra housing growth. In two recent appeal decisions, Bloxham has been found to be one of the most sustainable villages in the District¹⁰. The appeal site has an area of some 6.45 hectares and it is a green field site comprising agricultural land. The appeal site is effectively divided into two parts.
14. Area A is the northern part of the site and it is the site of a former quarry; the indicative masterplan¹¹ shows the proposed housing in this area; the eastern boundary is formed by Tadmarton Road; on the other side of the road there is Bloxham Primary School; land to the northern and western boundaries is in agricultural use; and the southern boundary is formed by a number of dwellings.

⁶ The Parties do, however, dispute the extent of the housing land supply shortfall but this is not a matter for this Inquiry

⁷ Paragraph 49 of the Framework

⁸ Paragraph 17

⁹ Paragraph 7

¹⁰ CD12 and CD14

¹¹ Drawing No CSa/1985/108 Rev F

15. Area B is the southern part of the site linked to Area A by a narrow strip of land and it is the area where the indicative masterplan shows the country park; the eastern boundary is formed by residential properties; an agricultural field and the Slade Nature Reserve abut the southern boundary; and land to the western boundary comprises agricultural fields¹². The boundaries of both Areas A and B furthest from the settlement edge do not follow an existing boundary such as a hedge but cut across existing fields.
16. Although the plans are indicative, given the location of the proposed accesses and the varying land levels of the appeal site it is more than likely that development would occur generally as indicated on the plans and I will take that into account in what follows.

The landscape

17. There have been a number of Landscape Character Studies relevant to the appeal site and its location¹³. In the Oxfordshire Study the appeal site is described as being within an area of Upstanding Village Farmlands whose characteristics include steep-sided, undulating landform; well defined geometric patterns of medium sized fields enclosed by prominent hedgerows; and a strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in the wider countryside.
18. The District Landscape Assessment locates the appeal site within an area of 'repair landscape' which is described as an area where the landscape structure is still reasonably strong and worthy of conservation but where some or all of the individual features or overall structure are showing noticeable decline. The Assessment opines that only a minimal degree of intervention (including repair of the weakening hedgerow and hedgerow tree structure and strengthening or replacement of traditional landscape features) would be necessary to bring these areas up to the standard of conservation landscapes (the highest category) and that development in repair areas must be sensitively sited, designed and integrated to ensure that the rural, unspoilt character of the landscape is maintained. However, the Assessment goes on to say that precisely because the existing structure is so strong, repair landscapes should be able to absorb limited areas of sensitive development.
19. A great deal of evidence was presented to the Inquiry, both written and oral, by Mr Self for the Appellant and Miss Brown for the Council. They used different methodologies for their respective assessments of such matters as landscape quality, landscape value and the visual impacts of the proposal. Their extensive evidence was based on the indicative masterplan which I have indicated I will take this into account in my consideration of the principle of the proposed scheme.
20. There is no defined settlement boundary to Bloxham but there is a definite settlement edge which forms the boundary of the appeal site and there is no question that development of the appeal site, such as the proposed housing and the car park, would result in the extension of the village; would be encroachment into the countryside; and that it would have an urbanising effect on the countryside. There would also be a change from an agricultural

¹² The description of the appeal site is largely taken from Part 2 of the Statement of Common Ground

¹³ These include the National Character Areas - March 2013; the Oxfordshire Wildlife and Landscape Study 2004; and Cherwell District Landscape Assessment 1995 (Appendix 3 to Miss Brown's proof)

landscape to 'managed' open space in respect of the proposed landscaping, play areas and country park. But it does not necessarily follow that such development and change would result in unacceptable harm.

21. Both Mr Self and Miss Brown agreed that the visual effects of the proposal would be localised and this was confirmed during the site visit where views of the appeal site from a number of public viewpoints were limited. Some residential properties on the edge of the village, in Quarry Close and Brookside Way in particular, would lose views over open fields but that would be the case should any development take place on this green field site. In this respect I note that there is no reason for refusal that alleges harm to the living conditions of the residents in closest proximity to the appeal site. Taking into account that the scheme is in principle only with no details of matters such as boundary treatment, or the location of the proposed dwellings, I do not consider that the proposal would have any significant harmful visual effect.
22. Bloxham is approached along Tadmarton Road from the west through open countryside and the proposed development would extend into this countryside; although the transition from countryside to settlement would occur earlier, the proposed scheme would be balanced by the agricultural buildings and the buildings of Bloxham Primary School on the other side of the road which also extend beyond the settlement edge.
23. The two accesses for the proposed scheme and car park would result in the loss of some 32m of hedgerow but with the appropriate strengthening of the hedgerow that would remain and other planting I do not consider that the proposed access, although offering views into the housing and car park, would have any significant detrimental impact on the landscape.
24. The Strategic Housing Land Availability Assessment (SHLAA) Final Report 2013 was completed with knowledge of the application that is the subject of this appeal¹⁴. The SHLAA concludes that an area of some 2.16 hectares in Area A of the appeal site¹⁵ has the potential to provide 20 dwellings at a density of 30 dwelling per hectare with significant landscaping and a soft edge to the village. I accept that the density indicated would result in only a small part of the SHLAA site being built on and that being included in the SHLAA does not mean that planning permission will be granted for the site or that it will be allocated for housing. But the SHLAA does recognise the potential for development of the site and I give this considerable weight in the circumstances of this appeal.
25. The land levels of the appeal site vary across the site as a whole, including Area A, part of the former quarry, which has a low lying area at its centre with embankments and other differing land levels and Area B which is somewhat higher than the properties adjacent to it. The indicative masterplan shows that 60 houses could be built on the site with a density of 33 dwellings per hectare across some 1.78 hectares of Area A¹⁶. The indicative masterplan also shows that the site could accommodate a car park of 29 spaces; the country park; play areas; and associated development. It may well be that, because of these differing land levels or other constraints, the final scheme could be somewhat

¹⁴ Appendix F to Mr Self's proof

¹⁵ The area identified in the SHLAA generally follows the boundaries of Area A of the appeal site but it does not extend so far to the west

¹⁶ Paragraph 3.7 of the Statement of Common Ground

different in such matters as quantum and layout, but this would be a matter for future consideration.

26. I therefore conclude that the proposal would result in conflict with the countryside protection part of policy H18 and policy C7 but I do not consider that this conflict would be any greater than that caused by any green field development and that any harm would be limited and not unacceptable.

Second main issue - Infrastructure

27. The s.106 agreement provided at the Inquiry has been entered into by the Appellant, the Landowner, the Council and the County Council¹⁷. There is also a deed of covenant between the holder of the registered charge on the land and the District Council and the County Council. The agreement makes provision for all of the contributions sought by the Council and the County Council but includes a Conditionality clause which states that if '[I] conclude that any of the planning obligations set out in the Deed (or relevant part of a planning obligation) are incompatible with any one of the tests for planning obligations set out in Regulation 122 of [CIL] and accordingly attaches no weight to that obligation in determining the appeal then the relevant obligation(s) (or part of the obligation as appropriate) shall from the date of the decision letter immediately cease to have effect and the owner and developer shall be under no obligation to comply with them'.
28. The terms of the s.106 agreement reflect those in a similar agreement provided in an appeal relating to Land West of Warwick Road, Banbury; the principal Parties to that agreement were also the Appellant, the Council and the County Council. The appeal, 'for up to 300 dwellings, with access from Warwick Road together with associated open space, allotments and a 500 sq m retail store' was allowed in a decision dated 3 March 2014¹⁸. The Inspector in that decision concluded that contributions sought in respect of refuse bins, a 10% management fee for green areas and play areas and a contribution to the Thames Valley Police were not CIL compliant.
29. In the circumstances and given the time constraints between the date that decision was issued and this Inquiry, the Council agreed for the purposes of this appeal only that the refuse bins contribution, the 10% management fee for green areas and play areas and the Thames Valley Police contribution were not CIL compliant. Taking into account the Council's agreement and the Inspector's conclusions referred to above, I have no reason to reach any different findings.

Public Transport, Bus Stops and General Transport

30. The County Council seeks the following contributions: the public transport contribution would be used to enhance the bus service serving Bloxham as would the provision of new bus stops near the junction of Tadmerton Road and Courtington Lane which would encourage sustainable methods of travel; and the general transport contribution would help to mitigate the cumulative highway impact of the proposal¹⁹. The Appellant does not dispute these contributions. The contributions would be directly and fairly related to the

¹⁷ Document 2

¹⁸ APP/C3105/A/13/2203995 - CD22

¹⁹ Part 4 - The Transport and Highways Statement of Common Ground

proposed scheme, based on formulae relating to the number of dwellings and they would meet the CIL tests.

Education

31. The County Council seeks contributions to primary, secondary and special needs education. Based on 60 dwellings the development is projected to generate a demand for 20 primary school places, 12 secondary school places and 2 sixth form places. Bloxham Primary School is effectively full and is oversubscribed and expansion of primary school capacity is therefore required. The Secondary School (including sixth form) at Bloxham (The Warriner) is similarly effectively full and is oversubscribed and its expansion is required. The contributions sought by the County Council are based on a cost multiplier per child and the Appellant does not dispute them. The contributions towards primary and secondary schools meet the CIL tests.
32. The contribution sought in respect of special education needs (SEN) is based on the likely increased demand for pupils requiring SEN provision and expansion of SEN capacity as a result of the increased school age population. The Appellant agrees to the contribution and I find that it is necessary, fairly and directly related to the development.

Library and Museum Resource Centre

33. The County Council seeks contributions towards new library facilities in Banbury and an increase in book stock. The reasons given include the existing library in Banbury being significantly under-size in relation to its catchment population and the additional residents brought about by the development would place further pressure on the library service. Bloxham is partially served by a mobile library and whilst the Appellant has no objection to contributing to the increase in books based on two volumes per person, the contribution towards the library in Banbury is challenged on the basis that a contribution to its expansion at the same rate as for Banbury residents is not proportionate given the likely increased demand from Bloxham residents.
34. The Inquiry was informed that the facilities afforded by a mobile library are not comparable with those provided by permanent library facilities and that the residents of the County have access to all library services wherever they live. The amount of the contribution is calculated on a standard space calculation, the price of a volume and the forecast number of new residents. I consider that the contribution towards new library facilities and an increase in book stock is therefore fair, necessary and directly related to the proposal.
35. The contribution to the County's Museum Resource would provide expansion to allow increased public access. The Appellant does not dispute this contribution which is calculated on a per person basis. It would meet the tests set out in the CIL.

Adult learning

36. The County Council seeks a contribution towards improving an adult learning facility in Banbury. The calculation is based on the cost of two new classrooms, the number of learners that the new classrooms will provide for and the percentage of the adult population that are likely to take up adult learning together with the forecast of new residents aged 20+ in the proposed scheme.

The Appellant's objection is based on previous appeal decisions²⁰ where similar requests were rejected. In those decisions the Inspector notes 'no figures have been provided' and the quantum being based on 'likely adult generation from which demands for adult learning derive'. It seems to me that I have more information, that is, 'a new classroom facility costs £440,000, the facility will provide for 1,350 new learners, at least 5% of the adult population are likely to take up adult learning and 111 residents are forecast to be over 20+ in the proposed development'²¹ than was previously available. On this basis I consider that the contribution requested for adult learning meets the tests in the CIL.

Social and Health Care

37. The contribution sought by the County Council is required to meet the demands arising from the growth of the over 65 year old population and is based on the forecast of the number of new residents arising from the development aged 65+. The Appellant does not dispute this calculation and the contribution is fair, necessary and directly related to the proposal.

Strategic waste management

38. Existing facilities where residents may deposit household waste area are at capacity and contributions would improve capacity to cater for the increasing population. The calculation is based on the cost of enhancing waste recycling infrastructure and the likely number of service users generated by the development. The Appellant agrees with this contribution and I find that it is necessary, fair and directly related to the proposal.

Offsite outdoor sports pitches and offsite indoor sports

39. The outdoor sports contribution would go towards the provision of a synthetic grass pitch and changing room extension at the North Oxfordshire Academy or, in the alternative, for providing pitches within the vicinity of Bloxham. The Appellant does not dispute the amount sought.
40. The indoor sports contribution would contribute towards improvement of Woodgreen Leisure Centre and for the purposes of this appeal only, the Council agrees that the one-off sports contribution should be reduced to £21,660 as stated in the Appellant's calculation²².
41. Demand for sports facilities, both outdoor and indoor, would be likely to increase as a result of the proposal and I find that the contributions sought meet the tests in the CIL.

Village Hall Contribution

42. The Committee Report²³ calls this contribution 'Community Halls' and advises that 'the sum will be allocated to existing community facilities (tba) to finance any projects to accommodate the additional demand from this development'²⁴. The document entitled 'S.106 contributions - justification and CIL compliance'²⁵ says this contribution is 'Village Hall contribution' and states that 'it is not

²⁰ Paragraph 187 of CD14 and paragraph 119 of CD12

²¹ The Report to Committee page 612 - CD1

²² Doc 16 and Note 6 of the Planning Obligations Statement - CD23

²³ CD1

²⁴ Page 602 - CD1

²⁵ Doc 16

possible to say at this stage which facilities/activities will benefit from this funding as this will depend upon the demographics of the new residents'. However, the 'Village Hall Contribution' is defined in the s.106 agreement²⁶ as being 'towards improvements to the Eillen Hinde Community Hall and the Ex Servicemen's Village Hall in Bloxham'.

43. As a legally enforceable document, the completed s.106 agreement takes precedence over the Committee Report and the other document and under its terms the contribution is identified for specific improvements. The amount has been calculated by average population figure x number of units x costs per person for community space and it appears to me to meet the three tests in the CIL.

The car park

44. The agreement provides for the provision of the car park, its use by the public subject to reasonable regulations and requirements and that it will be maintained to a reasonable standard. These provisions meet the tests in the CIL.

Open spaces

45. The planning agreement contains obligations to provide play areas²⁷ and green areas²⁸ (the open spaces). The relevant provisions in the agreement are directly related to these open spaces which form part of the development included in the planning application and they are fairly and reasonably related in scale and kind to the provision of the open spaces, they therefore meet the tests set out in the CIL.
46. The Council requires commuted sums for maintenance to accompany the adoption of the open spaces. The planning agreement provides that the open spaces may be transferred to the Council or to a private management company; the Appellant could opt for the latter if it considers the sums excessive. However, depending on the circumstances it may be reasonable for the Council to seek adoption in the future to ensure retention of and control of the amenities in perpetuity²⁹. In that case, the Council indicates that the commuted sums sought³⁰ are based on current landscape maintenance rates for 15 year maintenance of a high quality development. The Appellant considers the sums are excessive based on those suggested in the Warwick Road scheme but the Appellant has not provided any evidence in respect of quantum to dispute the Council's figures. I consider that the contributions sought meet the CIL tests.
47. In the event that the open spaces are transferred to a private management company, the Council seeks to procure a bond to secure costs that may be incurred in remedying any breach by the company of its obligations to maintain the land or facilities. However, the planning agreement includes separate provision for the Council to enforce any breach or failure to comply with the

²⁶ The Second Schedule Part 1 - Document 2

²⁷ One local area of play (LAP) and one local equipped area of play (LEAP)

²⁸ Comprising the balancing ponds, the existing ponds, the existing woodland, the mature woodland, the new woodland, the public open space, the thicket, the wetland scrub or any of them

²⁹ The agreement provides that any transfer to a private management company would be subject to a covenant ensuring retention and maintenance of the open spaces, but not that the Council would be party to the covenant

³⁰ The sums are set out in Document 16

obligations. Even if the open spaces are not adopted, payment of the bond would be unnecessary.

Affordable Housing

48. The agreement provides for the construction of affordable homes and there is no dispute that such a provision meets the tests in the CIL.
49. Issues between the Parties relating to the future transfer of the affordable housing land and to the phasing of the affordable and market housing that had been considered by the Inspector in the Warwick Road decision were resolved by the Council conceding to the 75% triggers requested by the Appellant in paragraphs 1.3 and 1.4 of Part 2 of the Second Schedule and agreeing that the affordable housing could be transferred for value. The Council therefore agreed with the Appellant's request to remove paragraph 1.5 of Part 2 of the Second Schedule³¹. This concession and agreement reflect the Inspector's conclusions in the Warwick Road decision and I have no reason to come to different conclusion.

Administration and monitoring fee

50. Both the Council and the County Council seek contributions for administration and monitoring fees and they have provided an advice from Mr Dove QC³² which supports their view that the sums sought are CIL compliant. Mr Strachan QC, on behalf of the Appellant, submits otherwise. Whilst I appreciate that overseeing the s.106 agreement would be likely to involve a significant amount of work and time, there is no evidence that the payment of the fees would be needed to make the development acceptable. In the circumstances, I have no reason to depart from the findings of the Secretary of State in the Milton Road and Barford Road appeal decisions and by the Inspector in the Warwick Road appeal decision, that the monitoring and administration of the s.106 agreement falls within the core duties of the County Council and the Council and the costs should not be passed on as they do not accord with the CIL tests.
51. I therefore conclude that contributions to public transport, bus stops, general transport, education, library and museum, adult learning, social and health care, strategic waste management, off site outdoor sports pitches, offsite indoor sports, village hall, car park, open spaces and affordable housing meet the tests in the CIL and give weight to them; contributions requested towards refuse bins, management fees for open spaces, Thames Valley Police, open spaces bond and monitoring and administration fees do not meet the tests and I give them no weight.

Other Matters

Flooding

52. Flooding has been an issue along Tadmarton Road as indicated by, among others, the Parish Council. The Appellant prepared a Flood Risk Assessment in accordance with the requirements of the Framework and the then associated Technical Guidance³³ and following discussions with the Environment Agency

³¹ The Council's position in paragraphs 27-28 is taken from Document 16

³² Document 18

³³ This was cancelled with the introduction of the Planning Practice Guidance issued on 6 March 2014. The flood risk assessment requirements in the 'Flood Risk and Coastal Change' Guidance are not significantly different from

and Thames Water. An outline drainage strategy identifies that the proposal would improve the unmanaged surface water flows by removing existing overland flows from the ditch along Tadmarton Road and providing an outfall from the ditch into the appeal site to help alleviate some of the recent flooding in the area. The surface water discharge rate and volume from the site could be reduced as part of the proposed works³⁴.

53. In the light of this information the Environment Agency removed their original objection to the scheme and the Council withdrew its reason for refusal of the proposed development on flooding issues. Conditions relating to drainage were suggested and with their imposition the issues relating to flooding are not those that would justify dismissal of the appeal.

Highway safety and means of access

54. The Council did not object to the proposed development on highway grounds and the County Council, as Highway Authority, has no objection to the two proposed means of access, one to the proposed housing and the other to the proposed car park. The Parish Council and local residents were however extremely concerned about a number of matters relating to highway safety including the situation arising at the beginning and end of the school day outside the Primary School and traffic through the centre of Bloxham. With regard to the school, from what I saw in the morning and afternoon on my visits I share the concerns of the Parish Council, however, it seemed to me that many of the problems related to people not obeying the 'no parking zig-zag' markings outside the school and generally inappropriate parking; this is not something that I can correct or influence in this decision.
55. The Statement of Common Ground between the Appellant and the Council and the Statement of Common Ground on Transport and Highways³⁵ between the Appellant and the County Council address and agree a number of matters including: the provision of a separate car park which would help to accommodate traffic associated with Bloxham Primary School and alleviate existing issues associated with on-street parking along Tadmarton Road³⁶; both site access junction arrangements as depicted on Drawing No.JNW7102-01/B are acceptable and that the full detailed design would be subject to a separate technical approval process and s.278 Agreement³⁷; the trip generation rates calculated for the proposed development provide a reasonable forecast of the vehicular trip generation³⁸; the junction capacity assessments demonstrate that the proposed access junctions would operate with significant spare capacity in a future year scenario³⁹; the traffic generated by the proposal is likely to result in minor increases in traffic along Tadmarton Road and Courtington Lane but the increase would be minimal and unlikely to cause any severe impact along those roads⁴⁰; the existing A361/Barford Road mini-roundabout is close to its design capacity at peak times and will be over capacity at peak times within

the assessment carried out by the Appellant which acknowledges that the extent of flood risk coincides with the low lying areas of the appeal site

³⁴ Paragraphs 3.25 - 3.28 of the Statement of Common Ground

³⁵ The March 2014 Planning Practice Guidance 'Travel plans, transport assessments and statements in decision taking' is broadly in accordance with the Guidance on Transport Assessment 2007 on which the Appellant's transport assessment was based

³⁶ Paragraph 3.21 of the Transport and Highways Statement of Common Ground

³⁷ Paragraph 3.23 of the Transport and Highways Statement of Common Ground

³⁸ Paragraphs 3.26 and 3.27 of the Transport and Highways Statement of Common Ground

³⁹ Paragraph 3.28 of the Transport and Highways Statement of Common Ground

⁴⁰ Paragraph 3.29 of the Transport and Highways Statement of Common Ground

the next five years and the most appropriate mechanism for mitigating this cumulative impact is through the provision of a general transport financial contribution⁴¹. The s.106 agreement provides for a general transport contribution, a contribution towards bus stop infrastructure and a public transport contribution.

56. Therefore, whilst I acknowledge the concerns of the Parish Council and other interested persons, the issue of traffic and highway safety is not one that justifies dismissing the appeal.

The primary school

57. Representations were made to the Inquiry by interested persons about the fact that Bloxham Primary School is full and the impact that allowing this appeal would have on the ability of local children to go to the school, particularly bearing in mind that planning approvals have recently been granted for a significant number of new houses in the area. These considerations are acknowledged by the County Council and a financial contribution as provided for in the s.106 agreement would be utilised to implement a strategic expansion of a neighbouring school⁴². Whilst this may not be the resolution of the problem that interested persons would like, given the stance of the County Council this is not a reason to refuse this appeal.

Prematurity and over-development of Bloxham

58. The Council withdrew this reason for refusal but interested persons pursued the point that recent appeal decisions had allowed up to 75 houses on a site off Barford Road, Bloxham and up to 86 dwellings on a site near Milton Road, Bloxham as well as other appeal decisions allowing a significant number of dwellings in villages in relatively close proximity to Bloxham. The houses allowed in these schemes were, however, taken into account by the Council when it acknowledged the five year housing land supply shortfall in the District.
59. As mentioned above, the proposed new Cherwell District Local Plan 2006-2031 was submitted for examination on 31 January 2014. The process to adoption will take some time and thus identification of sites for housing will not take place until some considerable time in the future. Whilst I take into account that there is a draft Neighbourhood Plan⁴³, this is dependent on the new local plan and is at an extremely early stage in the process. There is a current and existing need for housing and the proposed scheme would not result in unacceptable harm. The appeal could not be dismissed on the grounds of prematurity.

Conditions

60. A schedule of conditions⁴⁴ was discussed at the Inquiry. I will consider the suggested conditions in the terms of paragraph 206 of the Framework⁴⁵, that is planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

⁴¹ Paragraph 3.30 of the Transport and Highways Statement of Common Ground

⁴² Document 17

⁴³ The evidence of Dr Groves

⁴⁴ Document 15

⁴⁵ And 'Use of Planning Conditions' issued on 6 March 2014 as Planning Practice Guidance

61. Conditions relating to the submission and approval of the reserved matters and the commencement of development are necessary. The time limit of one year is shorter than the standard period generally imposed but the Parties had no objection to it. Given the current need for housing I consider that the shorter period is reasonable.
62. The application is an outline one and I see no need for a condition requiring development to be in general accordance with the indicative plans. However, a condition requiring the access arrangements to be in accordance with the submitted plans is necessary for the avoidance of doubt and in the interests of proper planning.
63. To protect the character and appearance of the area I will impose conditions restricting building heights to a maximum of 11.5m and the submission of plans showing existing and proposed levels of the site.
64. To ensure a sustainable form of development I require that the dwellings are constructed to Level 4 of the Code for Sustainable Homes in respect of energy requirements. For the same reason, I shall require that a Travel Plan to encourage use of sustainable transport is submitted and approved for the proposed dwellings; it will be a matter for the Council to determine whether the terms of the Travel Plan are satisfactory and I see no need to require that it complies with any specific guidance.
65. Area A was formerly a quarry and therefore conditions to ensure that possible contamination is fully investigated and remedied are necessary to prevent risks to future occupiers.
66. Landscaping is a reserved matter and full details have to be submitted and approved in accordance with condition 1; the imposition of landscaping conditions at this stage is unnecessary.
67. A Roman cemetery was discovered within the former quarry in Area A in 1929-28 and other Roman remains were recorded on the site in the 1960s. To protect any undiscovered archaeological assets, conditions requiring investigation and a programme of evaluation and mitigation are reasonable.
68. In the interests of nature conservation, a condition requiring compliance with the recommendations and mitigation measures set out in the Ecological Assessment that accompanied the application and, in addition, a condition requiring a method statement for protected species and biodiversity enhancements and long term maintenance are reasonable and necessary. A further condition will prevent the removal of vegetation during the bird nesting season. The provision of a Construction Environmental Management Plan will additionally protect habitats of importance to biodiversity conservation but given the need for conditions to be precise I will delete the reference to works 'not adversely' affecting biodiversity.
69. To ensure suitable drainage and avoid flood risk, conditions requiring the submission and approval of a strategy for on-site and off-site foul and surface water drainage and the implementation of mitigation measures identified in the Flood Risk Assessment are necessary. Also in relation to infrastructure, I shall require the provision of fire hydrants on the site.
70. To ensure highway safety and to protect the living conditions of local residents the submission and approval of a Construction Management Plan is necessary.

As well as traffic management, the Construction Management Plan should include such matters as the hours of construction works and the phasing of the works. Also to ensure highway safety a condition requiring the submission and approval of a Car Park Management Plan is necessary.

The planning balance

71. The Council does not have a five year housing land supply and the provision of the new housing proposed in this scheme carries considerable weight, as does the provision of affordable housing that would result. Other elements of the proposal, such as the car park for the school and the country park, would benefit Bloxham which is one of the most sustainable village locations in the District⁴⁶. On the other side of the balance there would be conflict with policy H18 and policy C7. With regard to policy H18 I have found that this policy carries little weight and so far as policy C7 is concerned I have found that any harm would be localised and would not be greater than that caused by any green field development. On balance, the need for housing and affordable housing, together with the other identified benefits, outweighs any negative matters that have been identified.

Conclusions

72. For the reasons given above, and taking all other matters into account, I therefore conclude that there are no adverse impacts on the character and appearance of the countryside arising from the proposed development that would significantly and demonstrably outweigh its benefits, having regard to the development plan, the Framework and other material considerations and that the appeal should be allowed.

Gloria McFarlane

Inspector

Schedule of Conditions

1. No development shall be commenced until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
2. Application for the approval of the reserved matters set out in condition 1 shall be made not later than the expiration of one year beginning with the date of this permission.
3. That the development to which this permission relates shall be begun not later than the expiration of one year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

⁴⁶ Paragraph 4.19 of the Statement of Common Ground

4. Prior to the first occupation of any dwellings on the site, a final Code Certificate, certifying that the dwellings in question achieves Level 4 of the Code for Sustainable Homes for energy requirements shall be issued, proof of which shall be submitted to and approved in writing by the Local Planning Authority.
5. The maximum height of any building shall not exceed 11.5m.
6. Prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
7. If contamination is found by undertaking the work carried out under condition 6, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
8. If remedial works have been identified in condition 7, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 7. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
9. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.
10. Prior to the commencement of the development hereby approved, a plan showing the existing and proposed levels of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved levels.

11. Prior to the commencement of the development hereby approved and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.
12. Prior to the commencement of the development hereby approved, and following the approval of the Written Scheme of Investigation referred to in condition 11, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation.
13. The development hereby approved shall be carried out strictly in accordance with the recommendations and reasonable avoidance measures set out in the Ecological Assessment submitted with the application, which was prepared by Aspect Ecology Ltd dated April 2013, unless superseded by updates and the updates given written approval by the Local Planning Authority.
14. Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) and a method statement for protected species and biodiversity enhancements on site together with the long term maintenance shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.
15. No removal of hedgerows, trees or shrubs nor works to, or demolition of buildings or structures that may be used by breeding birds, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.
16. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of construction works and the removal of topsoil, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved CEMP.
17. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy.
18. The development permitted by this outline planning permission shall only be

carried out in accordance with the approved Flood Risk Assessment (FRA) 12-0573 for Tadmarton Road, Bloxham, dated May 2013 and the following mitigation measures detailed within the FRA:

1. No flows from the site should contribute towards flows onto Tadmarton Road.
2. No development shall take place until drainage calculations for each phase of the development have been submitted to and agreed in writing by the Local Planning Authority.
3. The development shall be carried out in accordance with the Revision A of drawing number 100 for job number 12-0573 submitted with the above mentioned FRA.
4. Surface water run-off generated by the 1 in 100 critical storm plus 30% climate change from the site should be limited to 16.3l/s.

The mitigation measures shall be fully implemented in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

19. Prior to the first occupation of the development, the approved means of access and ancillary works, including the footway along Tadmarton Road shall be constructed and retained thereafter in accordance with the approved details in accordance with drawing no. JNW7102-01/B.
20. No development shall commence on site for the development until a Construction Traffic Management Plan providing full details of the phasing of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction and delivery traffic during construction, a route to the development site and the hours of construction. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement as submitted and approved.
21. Prior to the commencement of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) and generally in accordance with the Travel Plan at Appendix F of the Transport Assessment Report. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.
22. Prior to the first occupation, a Car Park Management Plan must be submitted to and approved in writing by the Local Planning Authority to secure the public use of the car park.
23. That prior to the first occupation of any part of the development hereby permitted fire hydrants shall be provided or enhanced on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority

APPEARANCES

FOR THE APPELLANT

Mr J Strachan Queen's Counsel, instructed by Woolf Bond Planning LLP

He called

Mr S Brown Associate Director - Woolf Bond Planning LLP
BSc(Hons) DipTP MRTPI
Mr C Self Managing Director - CSa : Urban Designer and Landscape
DipLA CMLI MA Architect
Mr P Jones Technical Director - RPS
BSc MCIHT MTPS

In the discussion on conditions and the planning obligation

Mr A Evans Associate Planning Director, Miller Homes Limited
BSc BTP MRTPI

FOR THE LOCAL PLANNING AUTHORITY

Mr G Keen Counsel, instructed by the Head of Law and Governance

He called

Mr P Ihringer Senior Planning Officer
BA(Hons) MSc MRTPI
Ms N Brown Director - David Huskisson Associates Ltd : Landscape Architect
BA(Hons) BLandArch CertUD CMLI

In the discussion on conditions and the planning obligation

Mr N Bell Solicitor, Cherwell District Council
Mr G Arnold Senior Engineer and Transport Planner, Oxford County Council
BEng (Hons)
Mr I Prosser Planning Officer, Oxford County Council
DipTP MRTPI

INTERESTED PERSONS

Mrs J Yates Bloxham Parish Council
Mr J Braithwaite South Newington Parish Council
Dr J Groves Co-ordinator Bloxham Neighbourhood Plan
Cllr Mrs C Heath District Councillor for Bloxham Ward
Ms J Tarver Banbury District, Campaign to Protect Rural England
Mr S Phipps Local resident
Ms S Slater Bloxham Parish Council
Mr M Hill Local resident
Mrs M Groves Bloxham Parish Council

DOCUMENTS SUBMITTED AT THE INQUIRY

- Document 1 - Statement relating to the name of the Appellant
- Document 2 - S.106 Agreement
- Document 3 - Extracts from Guidelines for Landscape and Visual Impact Assessment (Third Edition), submitted by the Council
- Document 4 - Appeal Decision APP/H1840/A/13/2203924 (SB13), submitted by Mr Brown
- Document 5 - Extract from the Housing Report (evidence base for the draft Neighbourhood Plan), submitted by Dr Groves
- Document 6 - Statement from Mr Braithwaite
- Document 7 - Statement from Cllr Mrs C Heath
- Document 8 - Statement from Ms J Tarver
- Document 9 - Note from Mr P Jones
- Document 10 - Bloxham Parish Council Statement
- Document 11 - Appellant's response to Bloxham Parish Council's statement
- Document 12 - Bloxham Parish Council's response to the Appellant's response
- Document 13 - Oxford County Council's response to transport issues raised by Bloxham Parish Council, submitted by the Parish Council
- Document 14 - Closing statement by Bloxham Parish Council
- Document 15 - Schedule of conditions
- Document 16 - S.106 contributions - justification and CIL compliance, submitted by the Council
- Document 17 - Oxford County Council summary of related infrastructure and service requirements
- Document 18 - Advice relating to s.106 management fees, submitted by the Council
- Document 19 - Written statement by Nick Boles, submitted by the Parish Council
- Document 20 - Enhancement Strategy (Figure 15) from the Cherwell District Landscape Assessment, submitted by the Council

DOCUMENTS SUBMITTED BY THE ADVOCATES AT THE INQUIRY

- Document A - Opening statement for the Appellant
- Document B - Opening statement on behalf of the Council
- Document C - Closing submissions on behalf of the Council
- Document D - Closing submissions for the Appellant
- Document E - *Poole v SSCLG* [2008] EWHC 676 (Admin), submitted by the Appellant
- Document F - *Bushell v SSE* [1980] UKHL 1, submitted by the Appellant
- Document G - *R v Newbury DC and Newbury District Agricultural Society ex parte Chieveley Parish Council* [1999] PLCR 51, submitted by the Appellant
- Document H - *Holder v Gedling BC* [2013] EWHC 1611 (Admin), submitted by the Appellant

PLANS SUBMITTED AT THE INQUIRY

- Plan A - Drawing No CSa/1985/115 Rev A - Illustrative purposes only
Landscape strategy
- Plan B - Drawing No Csa/1985/110 Rev C - Illustrative purposes only
Land use plan
- Plan C - Drawing No Csa/1985/111 Rev B - Illustrative purposes only
Parameters Plan

CORE DOCUMENT LIST

- CD1. Officer Report to Committee upon the Appeal Application (13 June 2013)
- CD2. Member Update Report to Committee (13 June 2013)
- CD3. The adopted Cherwell Local Plan (1996)
- CD4. Local Plan Saving Direction (25 September 2007)
- CD5. The Non-Statutory Cherwell Local Plan (2011)
- CD6. The Draft Core Strategy (February 2010)
- CD7. Proposed Submission Draft Local Plan (August 2012)
- CD8. Local Plan Focused Changes Consultation (March 2013)
- CD9. Draft Submission Cherwell Local Plan (October 2013)
- CD10. Submission Cherwell Local Plan (January 2014)
- CD11. Extracts from the Strategic Housing Land Availability Assessment (October 2013)
- CD12. SoS Appeal Decision, Milton Road, Bloxham (APP/C3105/A/12/2189191) (23 September 2013)
- CD13. SoS Appeal Decision, Bloxham Road, Banbury (APP/C3105/A/12/2178521) (23 September 2013)
- CD14. SoS Appeal Decision, Barford Road, Bloxham (APP/C3105/A/13/2189896) (23 September 2013)
- CD15. SoS Appeal Decision, Bourne Lane, Hook Norton (APP/C3105/A/12/2184094) (23 September 2013)
- CD16. Appeal Decision Land at Banbury Road, Deddington, (APP/C3105/A/13/2201339) (18 December 2013)
- CD17. Appeal Decision Land South of Milton Road, Adderbury (APP/C3105/A/13/2200827) (13 January 2014)
- CD18. Report to Cherwell's Executive Committee (6 Jan 2014)
- CD19. Extracts from the AMR as report to the Executive Committee (6 Jan 2014)
- CD20. Appendix 2 to the AMR, Housing Trajectory and Five Year Housing Land Supply (A3) (6 Jan 2014)
- CD21. EA Consultation Response (25 July 2013)
- CD22. Appeal Decision Land west of Warwick Road, Banbury (APP/C3105/A/13/2203995) (3 March 2014)
- CD23. Planning Obligations Statement (6 March 2014)

Appendix 2

Cherwell District Council

Executive

6 February 2023

‘Regulation 10A’ Planning Policy Review and Housing Land Supply Statement

Report of Assistant Director – Planning and Development

This report is public.

Purpose of report

To seek approval of an updated review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 and a Housing Land Supply Statement for publication.

1.0 Recommendations

The meeting is recommended:

- 1.1 To approve the review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (Appendix 1)
- 1.2 To approve the Housing Land Supply Statement for publication (Appendix 2) noting the implications and conclusions of the report to the Executive.
- 1.3 To authorise the Assistant Director - Planning and Development in consultation with the Portfolio Holder for Planning to make any necessary minor and presentational changes to the Regulation 10A Review and the Housing Land Supply Statement if required prior to publication in consultation with the Portfolio Holder for Planning.

2.0 Introduction

- 2.1 In December 2022 the Council published a Housing and Economic Needs Assessment (HENA 2022) produced jointly with Oxford City Council to inform their respective Local Plan processes.
- 2.2 The HENA is new up-to-date evidence of housing need, which provides an assessment of housing need which is materially different to that in the 2014 Strategic Housing Market Assessment (SHMA). It indicates that the 2014 SHMA is now out of date.

- 2.3 The implications of this have been considered in a new review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. The review is presented at Appendix 1 to this report. Upon approval, the review would replace that approved by the Executive in January 2021 (see background documents).
- 2.4 The review indicates that the policy affected by publication of the HENA 2022 (Policy BSC1 District-wide Housing Distribution) needs updating – a process that will be undertaken through work on the emerging Cherwell Local Plan Review.
- 2.5 The NPPF (paragraph 74) requires local planning authorities to:
- ‘identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹.’*
- 2.6 Footnote 39 explains that the housing requirement in adopted strategic policies may continue to be used if the policies have been reviewed and found not to require updating. This is known as a ‘Regulation 10A review’ (under regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. Footnote 39 states:
- ‘Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exist, it should be calculated using the standard method set out in national planning guidance.’*
- 2.7 Accordingly, where adopted policies are five years old and in the absence of a review finding them to be up to date, LPAs should use the Standard Method figure for housing land supply monitoring purposes. This necessitates a review of the district’s land supply position which is presented in the Housing Land Supply Statement at Appendix 2.

3.0 Report Details

- 3.1 The Cherwell Local Plan 2011-2031 was adopted in 2015 and hence is over five years old. A ‘Regulation 10A’ review of the Plan’s policies was presented to the Executive in January 2021. The review concluded that the majority of the Plan’s policies were generally up to date. This included the Local Plan requirement of 1,142 homes per annum (22,840) which then remained the starting point for the purposes of calculating the five year housing land supply.
- 3.2 In January 2022, the 2021 Annual Monitoring Report was presented to the Council’s Executive. The Executive resolved (1.2):
- ‘To note the district’s housing delivery and five-year housing land supply positions (for conventional housing and for Gypsies and Travellers) at Section 5 of the AMR and the need for updating of the land supply positions should these materially change, including consideration of the Vale of White Horse Council’s 3 December 2021 Cabinet decision relating to the Regulation 10A review of its Part 1 Plan’.*

3.3 The Local Plan for Vale of White Horse District Council is based on the 2014 Strategic Housing Market Assessment (SHMA). This is the same evidence which underpins the Cherwell Local Plan 2011-2031.

3.4 Vale of White Horse District Council had presented its 'Regulation 10A' review of policies to its Cabinet, concluding that its housing requirement required updating and proposing using the national 'standard method' for the purposes of monitoring housing land supply, plus an annual requirement from Part 2 of its Local Plan for contributing to Oxford's unmet housing need. Vale of White Horse Council approved its 'Regulation 10A' review [insert date].

3.5 The Cherwell 2021 AMR published in January 2022, noted:

'5.37 In finalising this AMR we are aware the Vale of White Horse DC, one of the 5 district councils within Oxfordshire, has suggested that their plan requirement cannot be considered to be up-to-date and that they propose reverting to Local Housing Need (LHN) also known as the 'standard method' for the calculation of the five-year land supply. Furthermore, a new housing need assessment is emerging to support the Oxfordshire Plan process and this will also inform the Cherwell Local Plan review. A draft was published alongside the Summer 2021 consultation on the Oxfordshire Plan and finalisation is pending. The Secretary of State has also indicated that the means by which housing need is calculated is under review (Housing, Communities and Local Government select committee, 8 November 2021).'

and

'5.38 There may therefore be a need in the near future to consider the basis from which the five-year land supply calculations for Cherwell are derived including whether or not LHN is appropriate'.

3.6 The HENA 2022 presents a change of circumstances. It comprises new up to date evidence of housing need, which provides an assessment of housing need which is materially different to that in the 2014 SHMA. It indicates that the 2014 SHMA is now out of date.

3.7 Consequently, a new 'Regulation 10A' review of the Council's policies in the Cherwell Local Plan 2011-2031 and saved policies of the Cherwell Local Plan 1996 has been undertaken (Appendix 1).

3.8 The Regulation 10A Review of Local Plan Policies (February 2023) shows that nearly all policies are generally consistent with government policy and/or local circumstances do not indicate that the policy needs updating at this time with the exception of Policy BSC1 District-wide Housing Distribution within the Cherwell Local Plan 2011-2031.

3.9 This updating will take place through the on-going Cherwell Local Plan Review process which is being prepared to provide new planning policies to address the identified issues, needs and opportunities that face the district.

3.10 Therefore, in accordance with national policy, it is appropriate to apply the district's local housing need figure as calculated by the Standard Method for the purpose of assessing housing land supply for Cherwell's needs. This is currently 742 dwellings

per annum. Government guidance on applying the standard method is available on-line at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

- 3.11 It is important to note that applying the Standard Method for the purposes of assessing housing land supply does not mean that the Council is identifying its housing need for the purpose of progressing its new Local Plan. The HENA represents a material change of circumstances leading to a new 'Regulation 10A' review and a 're-basing' of the housing land supply calculation but the housing need scenarios within the HENA still need to be tested through the Local Plan process. The Standard Method figure also appears in the HENA at Table 7.4 (see background papers).
- 3.12 The Partial Review of the Local Plan, which provides for housing to help meet Oxford's unmet housing needs, is not yet five years old (having been adopted in September 2020). The policy of the NPPF at paragraph 74 and footnote 39, to apply local housing need where the strategic policies are more than five years old and to use the standard method, is therefore not applicable to that Plan.
- 3.13 Furthermore, Policy 12a of the Partial Review states:
- 'The Council will manage the supply of housing land for the purpose of constructing 4,400 homes to meet Oxford's needs. A separate five-year housing land supply will be maintained for meeting Oxford's needs'* (emphasis added).
- 3.14 Therefore, the calculation of the five year housing land supply for the unmet housing needs for Oxford will continue to be applied separately using the Partial Review's housing requirement: 340 homes per annum for the period 2021 to 2026 and 540 homes per annum for the period 2026-2031.
- 3.15 The 'Standard Method' figure for Cherwell of 742 homes per annum is therefore only applied to the land supply calculation for Cherwell's needs.

Five Year Housing Land Supply

- 3.16 The two assessments of the five year housing land supply from 'deliverable' housing sites are presented in Housing Land Supply Statement (Appendix 2) which is supported by a Housing Delivery Monitor. The statement includes the NPPF's definition of 'deliverable'.
- 3.17 The supply side of the housing land supply calculation will usually involve having regard to housing completions as well as a forward projection of expected housing delivery. In applying the standard method there is no requirement to apply the annual housing need figure retrospectively; whereas applying a Local Plan requirement involves measuring delivery to date from the start of the Local Plan period and having regard to any shortfall or surplus.
- 3.18 It should also be noted that the NPPF requires a land supply 'buffer' to be included in the calculation. This is explained within the Housing Land Supply Statement.
- 3.19 The review of expected future housing supply from deliverable sites is informed by consultation with individual site promoters or developers and others. The review takes into account housing completion and permission data as at 31 March 2022

and a forward assessment of delivery thereafter for the period 2022-2027 based on the latest information available in December 2022.

- 3.20 The conclusion is that for Cherwell's needs, the district has a **5.4** year housing land supply (for 2022-27). This is an increase from 3.5 years reported in the 2021 Annual Monitoring Report and is largely the result of applying the standard method housing need figure of 742 homes per year from 2022 rather than the Local Plan figure of 1,142 from 2011.
- 3.21 For the requirements of the Partial Review of the Local Plan for Oxford's unmet needs, there is a presently a negligible housing land supply of **0.2** years (for 2022-27) because very little housing is currently expected to be delivered by 2027. However, development briefs are being adopted and some planning applications and pre-application discussions are progressing. The expectations of future delivery will be kept under review.

Implications

Cherwell's Land Supply

- 3.22 In general, having a demonstrable five year housing land supply of deliverable sites for Cherwell's needs places the Council in a stronger position to refuse permission for development not provided for by the Development Plan and which is considered to be unacceptable.
- 3.23 The so-called 'tilted balance' in deciding whether or not to grant planning permission does not become effective for reasons of housing land supply. Without a five year housing land supply, the balance moves in favour of granting permission unless the likely harm should significantly and demonstrably outweigh the benefits of permission. There remains, however, a need to consider the Development Plan as a whole.
- 3.24 Upon approval of this report, the Planning Committee would be advised of the positive change of position in respect of the land supply position for Cherwell's needs.
- 3.25 The Housing Delivery Monitor (HDM) is appended to the Housing Land Supply Statement and summarises the evidence for all included sites. At 1 April 2022 there were extant permissions for 7,626 homes. The assessment of supply from sites considered to meet the NPPF's definition of 'deliverable' is for 4,244 homes to be constructed from 2022 to 2027.
- 3.26 Nevertheless, economic conditions are challenging and it is important that officers continue to seek Local Plan compliant housing delivery to maintain supply and deliver the district's planned development. Having a five year land supply position does not mean that development allowed for by the Local Plan should halt. Indeed, not progressing planned development considered to be acceptable could undermine the land supply position.

Land Supply for Oxford's Unmet Housing Needs

- 3.27 The Partial Review allocates sites to deliver 4,400 homes to help meet Oxford's unmet housing needs and necessary supporting infrastructure by 2031.

- 3.28 Policy PR12b of the Partial Review includes the following: *‘Applications for planning permission for the development of sites to meet Oxford’s needs that are not allocated in the Partial Review will not be supported unless... Cherwell District Council has taken a formal decision that additional land beyond that allocated in the Partial Review is required to ensure the requisite housing supply...’*
- 3.29 Officers do not recommend that such a decision is taken at the current time for the following reasons taken as a whole:
1. The Plan has a specific focus on meeting the identified and unmet needs of Oxford city to 2031. It will not be followed by a replacement plan in the usual way. Particular care is needed not to release more land than is required to deliver the Plan;
 2. The Plan (and therefore its delivery) was delayed by an Examination which ran from March 2018 to July 2020;
 3. The Plan was ‘adopted’ in September 2020 following the receipt of an Inspector’s Report on the examination of the plan which required consideration of the then NPPF’s tests on deliverability and developability;
 4. The residential sites continue to be actively promoted;
 5. Development briefs have been approved by the Planning Committee for all sites bar one (Land East of the A44 - PR8) – which is at an advanced stage of preparation. The briefs ‘front load’ the design process in the interests of providing certainty and clarity and supporting delivery. They should assist in avoiding prolonged pre-application discussions on design principles;
 6. Planning application have been received site PR9 (Land West of the A44), PR7a (South East Kidlington), and PR7b (Stratfield Farm). Pre-application discussions are occurring on most other sites. Planning Performance Agreements have been signed for three sites.
 7. The infrastructure requirements to support all sites are set out within the Infrastructure Schedule accompanying the plan. The County Council was engaged closely in developing site policies and infrastructure needs;
 8. The five-year supply ‘shortfall’ is not a land supply issue as such. The issue is one of timing. Presently, it is considered that the potential release of additional land within the parameters of the Plan’s strategy could be counterproductive to delivering the Plan and its infrastructure requirements.

4.0 Conclusion and Reasons for Recommendations

- 4.1 A Housing and Economic Needs Assessment (2022) has been produced which is materially different to that in the 2014 Strategic Housing Market Assessment (SHMA). It indicates that the 2014 SHMA is now out of date. The Cherwell Local Plan 2011-2031 is over five years old and a new ‘Regulation 10A’ Review of Local Plan Policies has been undertaken (February 2023). This shows that nearly all policies are generally consistent with government policy and/or local circumstances

do not indicate that the policy needs updating at this time with the exception of Policy BSC1 District-wide Housing Distribution.

- 4.2 In accordance with the National Planning Policy Framework and planning guidance a Housing Land Supply Statement has been produced which applies the national defined 'Standard Method' of calculating local housing need for the purposes of land supply monitoring for Cherwell's needs. A comprehensive review of expected housing delivery has also been undertaken. It is shown that the district now has a 5.4 year housing land supply (for 2022-2027) which will need to be taken into account in decision making.
- 4.3 The Partial Review of the Local Plan is less than five years old and its housing requirements continue to apply for housing land supply monitoring. Although the sites allocated in that Plan are progressing, there is presently a negligible land supply assessment of 0.2 years (for 2022-2027). Whilst regard to that should be made in decision making, the Partial Review has a specific policy (Policy PR12b) requiring the Council to make a formal decision that additional land beyond that allocated in the Partial Review is required to ensure the requisite housing supply. For the reasons, set out at paragraph 3.29 of this report, officers do not recommend that such a decision is taken.
- 4.4 Members are invited to approve the Regulation 10A Review and the Housing Land Supply Statement.

5.0 Consultation

- 5.1 Councillor Colin Clarke – Portfolio Holder for Planning.

6.0 Alternative Options and Reasons for Rejection

- 6.1 *Not to approve the Regulation 10A Review or Housing Land Supply Statement*

Officers consider the material change in circumstances arising from publication of the HENA 2022 to have been appropriately considered and the Regulation 10A Review and the Housing Land Supply Statement to be in accordance with national planning policy and guidance and to be robust and defensible positions.

Not to approve Review and Statement would leave the 2021 Regulation 10A Review and the Housing Land Supply position set out in the 2021 AMR unchanged. Officers would need to take further advice in the Council's interest.

7.0 Implications

Financial and Resource Implications

- 7.1 There are no direct financial implications arising from this report. The work has been undertaken existing budgets and there are no implications arising from the recommendations. There is some potential risk of costs associated with unsuccessfully defending refusals of planning permission at appeal and this risk can

be reduced through having a robust housing land supply position published annually.

Comments checked by:

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Legal Implications

- 7.2 The review of local plans five years from adoption is a legislative requirement under Regulation 10A of the Town and Country (Local Planning) (England) Regulations 2012 (as amended). Upon approval the 'Regulation 10A Review' here presented would replace that approved by the Executive in January 2021. A decision to approve the Housing Land Supply Statement and thereby apply the Standard Method for the purpose of housing land supply monitoring is considered to be a legitimate and reasonable one, having regard to legislation, national planning policy and guidance and in the circumstances explained in the report. The Review and the Housing Land Supply Statement would, if approved, need to be considered where relevant in development management decision making.

Comments checked by:

Shiraz Sheikh, Monitoring Officer and Assistant Director – Law and Governance

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Risk Implications

- 7.3 Planning decisions can be challenged through planning appeals and in the courts. Having an up-to-date housing land supply position reduces the risk of challenges related to land supply being successful. The risk is also reduced by having an approach to assessing land supply that complies with national policy and guidance and is which drawn from a comprehensive review of the components of supply.
- 7.4 Planning officers consider the application of the Standard Method to be consistent with national planning policy and guidance and to be appropriate in the circumstances explained on the report. The review of future housing supply has been undertaken on the basis of the best information available and in consultation with respective developers / site promoters.

Comments checked by:

Shona Ware, Assistant Director – Customer Focus, Performance and Transformation, tel. 01295 221652

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Equality & Diversity Implications

- 7.5 There are no equality and implications. The report considers housing land supply matters.

Comments checked by:

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8.0 Decision Information

Key Decision:

Financial Threshold Met No

Community Impact Threshold Met: No

Wards Affected

All

Links to Corporate Plan and Policy Framework

This report directly links to the strategic priorities from the Business Plan 2021/22:

- Housing that meets your needs
- Leading on environmental sustainability
- An enterprising economy with strong and vibrant local centres
- Healthy, resilient and engaged communities

Lead Councillor

Councillor Colin Clarke – Portfolio Holder for Planning

Document Information

Appendix number and title

Appendix 1 Regulation 10A review of Local Plan Policies

Appendix 2 Housing Land Supply Statement

Background papers

None

Executive Papers

1. Housing and Economic Needs Assessment 2022
<https://modgov.cherwell.gov.uk/documents/b11237/Supplement%20-%20Appendix%203%20-%20Housing%20and%20Economic%20Needs%20Assessment%20December%202022%20Thursday%2019-Jan-2023%20.pdf?T=9>
2. Report to the Executive 4 January 2021 and decision: Annual Monitoring Report 2020 and Regulation 10A Review of Local Plan Policies
<https://modgov.cherwell.gov.uk/ieListDocuments.aspx?CId=115&MId=3371&Ver=4> (Minute 86)
3. Report to the Executive 10 January 2022 and decision: Annual Monitoring Report 2021
<https://modgov.cherwell.gov.uk/ieListDocuments.aspx?CId=115&MId=3534&Ver=4> (Minute 90)

4. Report to Cabinet of Vale of White Horse District Council 3 December 2021
<http://democratic.whitehorsedc.gov.uk/ieListDocuments.aspx?CId=507&MId=2854> (Minute 63)

Supporting Documents

National Planning Policy Framework (July 2021)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Government guidance on applying the standard method (December 2020):

<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

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Cherwell District Council

Executive

6 February 2023

‘Regulation 10A’ Planning Policy Review and Housing Land Supply Statement

Report of Assistant Director – Planning and Development

This report is public.

Purpose of report

To seek approval of an updated review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 and a Housing Land Supply Statement for publication.

1.0 Recommendations

The meeting is recommended:

- 1.1 To approve the review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (Appendix 1)
- 1.2 To approve the Housing Land Supply Statement for publication (Appendix 2) noting the implications and conclusions of the report to the Executive.
- 1.3 To authorise the Assistant Director - Planning and Development in consultation with the Portfolio Holder for Planning to make any necessary minor and presentational changes to the Regulation 10A Review and the Housing Land Supply Statement if required prior to publication in consultation with the Portfolio Holder for Planning.

2.0 Introduction

- 2.1 In December 2022 the Council published a Housing and Economic Needs Assessment (HENA 2022) produced jointly with Oxford City Council to inform their respective Local Plan processes.
- 2.2 The HENA is new up-to-date evidence of housing need, which provides an assessment of housing need which is materially different to that in the 2014 Strategic Housing Market Assessment (SHMA). It indicates that the 2014 SHMA is now out of date.

- 2.3 The implications of this have been considered in a new review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. The review is presented at Appendix 1 to this report. Upon approval, the review would replace that approved by the Executive in January 2021 (see background documents).
- 2.4 The review indicates that the policy affected by publication of the HENA 2022 (Policy BSC1 District-wide Housing Distribution) needs updating – a process that will be undertaken through work on the emerging Cherwell Local Plan Review.
- 2.5 The NPPF (paragraph 74) requires local planning authorities to:
- ‘identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹.’*
- 2.6 Footnote 39 explains that the housing requirement in adopted strategic policies may continue to be used if the policies have been reviewed and found not to require updating. This is known as a ‘Regulation 10A review’ (under regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. Footnote 39 states:
- ‘Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exist, it should be calculated using the standard method set out in national planning guidance.’*
- 2.7 Accordingly, where adopted policies are five years old and in the absence of a review finding them to be up to date, LPAs should use the Standard Method figure for housing land supply monitoring purposes. This necessitates a review of the district’s land supply position which is presented in the Housing Land Supply Statement at Appendix 2.

3.0 Report Details

- 3.1 The Cherwell Local Plan 2011-2031 was adopted in 2015 and hence is over five years old. A ‘Regulation 10A’ review of the Plan’s policies was presented to the Executive in January 2021. The review concluded that the majority of the Plan’s policies were generally up to date. This included the Local Plan requirement of 1,142 homes per annum (22,840) which then remained the starting point for the purposes of calculating the five year housing land supply.
- 3.2 In January 2022, the 2021 Annual Monitoring Report was presented to the Council’s Executive. The Executive resolved (1.2):
- ‘To note the district’s housing delivery and five-year housing land supply positions (for conventional housing and for Gypsies and Travellers) at Section 5 of the AMR and the need for updating of the land supply positions should these materially change, including consideration of the Vale of White Horse Council’s 3 December 2021 Cabinet decision relating to the Regulation 10A review of its Part 1 Plan’.*

3.3 The Local Plan for Vale of White Horse District Council is based on the 2014 Strategic Housing Market Assessment (SHMA). This is the same evidence which underpins the Cherwell Local Plan 2011-2031.

3.4 Vale of White Horse District Council had presented its 'Regulation 10A' review of policies to its Cabinet, concluding that its housing requirement required updating and proposing using the national 'standard method' for the purposes of monitoring housing land supply, plus an annual requirement from Part 2 of its Local Plan for contributing to Oxford's unmet housing need. Vale of White Horse Council approved its 'Regulation 10A' review [insert date].

3.5 The Cherwell 2021 AMR published in January 2022, noted:

'5.37 In finalising this AMR we are aware the Vale of White Horse DC, one of the 5 district councils within Oxfordshire, has suggested that their plan requirement cannot be considered to be up-to-date and that they propose reverting to Local Housing Need (LHN) also known as the 'standard method' for the calculation of the five-year land supply. Furthermore, a new housing need assessment is emerging to support the Oxfordshire Plan process and this will also inform the Cherwell Local Plan review. A draft was published alongside the Summer 2021 consultation on the Oxfordshire Plan and finalisation is pending. The Secretary of State has also indicated that the means by which housing need is calculated is under review (Housing, Communities and Local Government select committee, 8 November 2021).'

and

'5.38 There may therefore be a need in the near future to consider the basis from which the five-year land supply calculations for Cherwell are derived including whether or not LHN is appropriate'.

3.6 The HENA 2022 presents a change of circumstances. It comprises new up to date evidence of housing need, which provides an assessment of housing need which is materially different to that in the 2014 SHMA. It indicates that the 2014 SHMA is now out of date.

3.7 Consequently, a new 'Regulation 10A' review of the Council's policies in the Cherwell Local Plan 2011-2031 and saved policies of the Cherwell Local Plan 1996 has been undertaken (Appendix 1).

3.8 The Regulation 10A Review of Local Plan Policies (February 2023) shows that nearly all policies are generally consistent with government policy and/or local circumstances do not indicate that the policy needs updating at this time with the exception of Policy BSC1 District-wide Housing Distribution within the Cherwell Local Plan 2011-2031.

3.9 This updating will take place through the on-going Cherwell Local Plan Review process which is being prepared to provide new planning policies to address the identified issues, needs and opportunities that face the district.

3.10 Therefore, in accordance with national policy, it is appropriate to apply the district's local housing need figure as calculated by the Standard Method for the purpose of assessing housing land supply for Cherwell's needs. This is currently 742 dwellings

per annum. Government guidance on applying the standard method is available on-line at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

- 3.11 It is important to note that applying the Standard Method for the purposes of assessing housing land supply does not mean that the Council is identifying its housing need for the purpose of progressing its new Local Plan. The HENA represents a material change of circumstances leading to a new 'Regulation 10A' review and a 're-basing' of the housing land supply calculation but the housing need scenarios within the HENA still need to be tested through the Local Plan process. The Standard Method figure also appears in the HENA at Table 7.4 (see background papers).
- 3.12 The Partial Review of the Local Plan, which provides for housing to help meet Oxford's unmet housing needs, is not yet five years old (having been adopted in September 2020). The policy of the NPPF at paragraph 74 and footnote 39, to apply local housing need where the strategic policies are more than five years old and to use the standard method, is therefore not applicable to that Plan.
- 3.13 Furthermore, Policy 12a of the Partial Review states:
- 'The Council will manage the supply of housing land for the purpose of constructing 4,400 homes to meet Oxford's needs. A separate five-year housing land supply will be maintained for meeting Oxford's needs'* (emphasis added).
- 3.14 Therefore, the calculation of the five year housing land supply for the unmet housing needs for Oxford will continue to be applied separately using the Partial Review's housing requirement: 340 homes per annum for the period 2021 to 2026 and 540 homes per annum for the period 2026-2031.
- 3.15 The 'Standard Method' figure for Cherwell of 742 homes per annum is therefore only applied to the land supply calculation for Cherwell's needs.

Five Year Housing Land Supply

- 3.16 The two assessments of the five year housing land supply from 'deliverable' housing sites are presented in Housing Land Supply Statement (Appendix 2) which is supported by a Housing Delivery Monitor. The statement includes the NPPF's definition of 'deliverable'.
- 3.17 The supply side of the housing land supply calculation will usually involve having regard to housing completions as well as a forward projection of expected housing delivery. In applying the standard method there is no requirement to apply the annual housing need figure retrospectively; whereas applying a Local Plan requirement involves measuring delivery to date from the start of the Local Plan period and having regard to any shortfall or surplus.
- 3.18 It should also be noted that the NPPF requires a land supply 'buffer' to be included in the calculation. This is explained within the Housing Land Supply Statement.
- 3.19 The review of expected future housing supply from deliverable sites is informed by consultation with individual site promoters or developers and others. The review takes into account housing completion and permission data as at 31 March 2022

and a forward assessment of delivery thereafter for the period 2022-2027 based on the latest information available in December 2022.

- 3.20 The conclusion is that for Cherwell's needs, the district has a **5.4** year housing land supply (for 2022-27). This is an increase from 3.5 years reported in the 2021 Annual Monitoring Report and is largely the result of applying the standard method housing need figure of 742 homes per year from 2022 rather than the Local Plan figure of 1,142 from 2011.
- 3.21 For the requirements of the Partial Review of the Local Plan for Oxford's unmet needs, there is a presently a negligible housing land supply of **0.2** years (for 2022-27) because very little housing is currently expected to be delivered by 2027. However, development briefs are being adopted and some planning applications and pre-application discussions are progressing. The expectations of future delivery will be kept under review.

Implications

Cherwell's Land Supply

- 3.22 In general, having a demonstrable five year housing land supply of deliverable sites for Cherwell's needs places the Council in a stronger position to refuse permission for development not provided for by the Development Plan and which is considered to be unacceptable.
- 3.23 The so-called 'tilted balance' in deciding whether or not to grant planning permission does not become effective for reasons of housing land supply. Without a five year housing land supply, the balance moves in favour of granting permission unless the likely harm should significantly and demonstrably outweigh the benefits of permission. There remains, however, a need to consider the Development Plan as a whole.
- 3.24 Upon approval of this report, the Planning Committee would be advised of the positive change of position in respect of the land supply position for Cherwell's needs.
- 3.25 The Housing Delivery Monitor (HDM) is appended to the Housing Land Supply Statement and summarises the evidence for all included sites. At 1 April 2022 there were extant permissions for 7,626 homes. The assessment of supply from sites considered to meet the NPPF's definition of 'deliverable' is for 4,244 homes to be constructed from 2022 to 2027.
- 3.26 Nevertheless, economic conditions are challenging and it is important that officers continue to seek Local Plan compliant housing delivery to maintain supply and deliver the district's planned development. Having a five year land supply position does not mean that development allowed for by the Local Plan should halt. Indeed, not progressing planned development considered to be acceptable could undermine the land supply position.

Land Supply for Oxford's Unmet Housing Needs

- 3.27 The Partial Review allocates sites to deliver 4,400 homes to help meet Oxford's unmet housing needs and necessary supporting infrastructure by 2031.

- 3.28 Policy PR12b of the Partial Review includes the following: *‘Applications for planning permission for the development of sites to meet Oxford’s needs that are not allocated in the Partial Review will not be supported unless... Cherwell District Council has taken a formal decision that additional land beyond that allocated in the Partial Review is required to ensure the requisite housing supply...’*
- 3.29 Officers do not recommend that such a decision is taken at the current time for the following reasons taken as a whole:
1. The Plan has a specific focus on meeting the identified and unmet needs of Oxford city to 2031. It will not be followed by a replacement plan in the usual way. Particular care is needed not to release more land than is required to deliver the Plan;
 2. The Plan (and therefore its delivery) was delayed by an Examination which ran from March 2018 to July 2020;
 3. The Plan was ‘adopted’ in September 2020 following the receipt of an Inspector’s Report on the examination of the plan which required consideration of the then NPPF’s tests on deliverability and developability;
 4. The residential sites continue to be actively promoted;
 5. Development briefs have been approved by the Planning Committee for all sites bar one (Land East of the A44 - PR8) – which is at an advanced stage of preparation. The briefs ‘front load’ the design process in the interests of providing certainty and clarity and supporting delivery. They should assist in avoiding prolonged pre-application discussions on design principles;
 6. Planning application have been received site PR9 (Land West of the A44), PR7a (South East Kidlington), and PR7b (Stratfield Farm). Pre-application discussions are occurring on most other sites. Planning Performance Agreements have been signed for three sites.
 7. The infrastructure requirements to support all sites are set out within the Infrastructure Schedule accompanying the plan. The County Council was engaged closely in developing site policies and infrastructure needs;
 8. The five-year supply ‘shortfall’ is not a land supply issue as such. The issue is one of timing. Presently, it is considered that the potential release of additional land within the parameters of the Plan’s strategy could be counterproductive to delivering the Plan and its infrastructure requirements.

4.0 Conclusion and Reasons for Recommendations

- 4.1 A Housing and Economic Needs Assessment (2022) has been produced which is materially different to that in the 2014 Strategic Housing Market Assessment (SHMA). It indicates that the 2014 SHMA is now out of date. The Cherwell Local Plan 2011-2031 is over five years old and a new ‘Regulation 10A’ Review of Local Plan Policies has been undertaken (February 2023). This shows that nearly all policies are generally consistent with government policy and/or local circumstances

do not indicate that the policy needs updating at this time with the exception of Policy BSC1 District-wide Housing Distribution.

- 4.2 In accordance with the National Planning Policy Framework and planning guidance a Housing Land Supply Statement has been produced which applies the national defined 'Standard Method' of calculating local housing need for the purposes of land supply monitoring for Cherwell's needs. A comprehensive review of expected housing delivery has also been undertaken. It is shown that the district now has a 5.4 year housing land supply (for 2022-2027) which will need to be taken into account in decision making.
- 4.3 The Partial Review of the Local Plan is less than five years old and its housing requirements continue to apply for housing land supply monitoring. Although the sites allocated in that Plan are progressing, there is presently a negligible land supply assessment of 0.2 years (for 2022-2027). Whilst regard to that should be made in decision making, the Partial Review has a specific policy (Policy PR12b) requiring the Council to make a formal decision that additional land beyond that allocated in the Partial Review is required to ensure the requisite housing supply. For the reasons, set out at paragraph 3.29 of this report, officers do not recommend that such a decision is taken.
- 4.4 Members are invited to approve the Regulation 10A Review and the Housing Land Supply Statement.

5.0 Consultation

- 5.1 Councillor Colin Clarke – Portfolio Holder for Planning.

6.0 Alternative Options and Reasons for Rejection

- 6.1 *Not to approve the Regulation 10A Review or Housing Land Supply Statement*

Officers consider the material change in circumstances arising from publication of the HENA 2022 to have been appropriately considered and the Regulation 10A Review and the Housing Land Supply Statement to be in accordance with national planning policy and guidance and to be robust and defensible positions.

Not to approve Review and Statement would leave the 2021 Regulation 10A Review and the Housing Land Supply position set out in the 2021 AMR unchanged. Officers would need to take further advice in the Council's interest.

7.0 Implications

Financial and Resource Implications

- 7.1 There are no direct financial implications arising from this report. The work has been undertaken existing budgets and there are no implications arising from the recommendations. There is some potential risk of costs associated with unsuccessfully defending refusals of planning permission at appeal and this risk can

be reduced through having a robust housing land supply position published annually.

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Legal Implications

- 7.2 The review of local plans five years from adoption is a legislative requirement under Regulation 10A of the Town and Country (Local Planning) (England) Regulations 2012 (as amended). Upon approval the 'Regulation 10A Review' here presented would replace that approved by the Executive in January 2021. A decision to approve the Housing Land Supply Statement and thereby apply the Standard Method for the purpose of housing land supply monitoring is considered to be a legitimate and reasonable one, having regard to legislation, national planning policy and guidance and in the circumstances explained in the report. The Review and the Housing Land Supply Statement would, if approved, need to be considered where relevant in development management decision making.

Comments checked by:

Shiraz Sheikh, Monitoring Officer and Assistant Director – Law and Governance

tel. 01295 221651 Shiraz.sheikh@cherwell-dc.gov.uk

Risk Implications

- 7.3 Planning decisions can be challenged through planning appeals and in the courts. Having an up-to-date housing land supply position reduces the risk of challenges related to land supply being successful. The risk is also reduced by having an approach to assessing land supply that complies with national policy and guidance and is which drawn from a comprehensive review of the components of supply.
- 7.4 Planning officers consider the application of the Standard Method to be consistent with national planning policy and guidance and to be appropriate in the circumstances explained on the report. The review of future housing supply has been undertaken on the basis of the best information available and in consultation with respective developers / site promoters.

Comments checked by:

Shona Ware, Assistant Director – Customer Focus, Performance and Transformation, tel. 01295 221652

shona.ware@cherwell-dc.gov.uk

Equality & Diversity Implications

- 7.5 There are no equality and implications. The report considers housing land supply matters.

Comments checked by:

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8.0 Decision Information

Key Decision:

Financial Threshold Met No

Community Impact Threshold Met: No

Wards Affected

All

Links to Corporate Plan and Policy Framework

This report directly links to the strategic priorities from the Business Plan 2021/22:

- Housing that meets your needs
- Leading on environmental sustainability
- An enterprising economy with strong and vibrant local centres
- Healthy, resilient and engaged communities

Lead Councillor

Councillor Colin Clarke – Portfolio Holder for Planning

Document Information

Appendix number and title

Appendix 1 Regulation 10A review of Local Plan Policies

Appendix 2 Housing Land Supply Statement

Background papers

None

Executive Papers

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3. Report to the Executive 10 January 2022 and decision: Annual Monitoring Report 2021
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4. Report to Cabinet of Vale of White Horse District Council 3 December 2021
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Supporting Documents

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Government guidance on applying the standard method (December 2020):

<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

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Appendix 3



Appeal Decision

Hearing held on 24 June 2022

Site visit made on 5 July 2022

by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th August 2022

Appeal Ref: APP/C3105/W/21/3278536

Land North of Station Road, Hook Norton

Easting (x) 436204, Northing (y) 233632

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Greystoke Land Ltd against the decision of Cherwell District Council.
 - The application Ref 21/00500/OUT, dated 12 February 2021, was refused by notice dated 21 June 2021.
 - The development proposed is the erection of up to 43 new homes, access from Station Road and associated works including attenuation pond.
-

Decision

1. The appeal is allowed and outline planning permission is granted for the erection of up to 43 new homes, access from Station Road and associated works including attenuation pond at Land North of Station Road, Hook Norton Easting (x) 436204, Northing (y) 233632 in accordance with the terms of the application, Ref 21/00500/OUT, dated 12 February 2021, subject to the 22 conditions set out in the attached schedule.

Applications for costs

2. An application for costs was made by Greystoke Land Ltd against Cherwell District Council. This application is the subject of a separate Decision.

Preliminary Matters

3. The appeal scheme seeks outline planning permission including access. Matters of appearance, landscaping, layout and scale are all reserved for subsequent approval. Therefore, other than access, I have considered the remaining details on the plans provided on the basis that this information is shown for indicative purposes only.
4. At the Hearing, the Council's Landscape Architect referred to the Hook Norton Footpaths Document. However, as no exceptional circumstances were put forward to justify the late submission of this document, it has not informed my decision. Nevertheless, I saw for myself the relationship of the site with the nearest footpaths during my site visit.
5. The main parties have produced a statement of common ground which amongst other things confirms that the Council presently has a 3.5 year housing land supply. It was confirmed that this remains the position at the Hearing. As a result, paragraph 11d of the National Planning Policy Framework (the Framework) is engaged and the Council's policies relating to the delivery

of housing are out-of-date. I have taken this into account in my planning balance and conclusion.

Main Issues

6. The main issues are:

- (i) Whether the appeal site would be a suitable location for the proposed development, having regard to the development plan and national policy.
- (ii) The effect of the proposal on the character and appearance of the area including landscape character; and
- (iii) Whether the development would make adequate provision for affordable housing and any other necessary infrastructure requirements arising from the development.

Reasons

Whether the appeal site would be a suitable location for the proposed development

- 7. Policy Villages 1 (Village Categorisation) (PV1) of The Cherwell Local Plan Part 1 (2015) (LPP1) confirms amongst other things that minor development, infilling and conversions will be considered within the built-up limits of 'Category A Service Villages'. This includes Hook Norton. The appeal site is currently a field which evidently sits outside the built-up limits of the village, a point that the appellant confirmed at the hearing is not disputed. Therefore, the proposal does not fall to be considered against Policy Villages 1.
- 8. Even if the site does not adjoin the 'built-up limits' of Hook Norton, the boundaries of properties at Ironstone Hollow sit in close proximity to the site, to the other side of a permissive footpath. To the opposite side of Station Road, dwellings in the vicinity of The Sidings extend further to the east than the appeal site. The public footway and street lighting on Station Road continue alongside part of the appeal site's front boundary. The range of services, facilities and public transport links in Hook Norton are all reasonably accessible from the site. In these respects, the site has a close physical relationship to the built-up limits of Hook Norton and is not isolated in the terms described in the Framework.
- 9. As confirmed by the Council, the Hook Norton Neighbourhood Plan (made 2015) (NP) does not have a policy that prohibits the principle of residential development outside the 'built-up limits' of Hook Norton.
- 10. The first part of Policy Villages 2 (Distributing Growth across the Rural Areas) (PV2) of the LPP1 confirms that 'A total of 750 homes will be delivered at Category A villages' and that sites will be identified through, amongst other things, applications for planning permission. This is in addition to the rural allowance for small site 'windfalls' set out in Policy BSC1 of the LP.
- 11. The Council suggests that the latest Annual Monitoring Report (2020) indicates that 415 dwellings have been completed and 193 are under construction at Category A villages. While I have not been provided with a breakdown of the types of sites these figures relate to and whether they discount small site 'windfalls', the total figure in any case falls some way below the 750 home figure in PV2.

12. Given my conclusions above in respect of the close physical relationship of the site with the settlement, it could be described as being located 'at' Hook Norton. The Council has also conceded that the appeal proposal does not conflict with the first part of Policy Villages 2 but is subject to an assessment against the 11 bullet points under Policy Villages 2. I agree, and the second and third main issues consider the bullet points most pertinent to the Council's reasons for refusal.
13. I conclude, the appeal site is a suitable location for new housing development in principle subject to an assessment of the bullet pointed criteria under PV2.

Character and appearance

14. The appeal site is an arable field. It is substantively screened from Station Road by mature vegetation which sits close to the roadside boundary. Land within the site is relatively level with adjoining fields to the northeast rising towards a more raised topography. To the west, the mainly two-storey detached dwellings at Ironstone Hollow sit behind the estate's soft landscaped external boundaries. Opposite the site, the bungalows at Austins Way sit at a lower level to Station Road which gives them a discreet presence on this road. In contrast, the two-storey dwellings in the vicinity of The Sidings and The Grange along with the street signage, access road and ornamental planting which mark the entrance to them evidently form part of a residential character at the fringes of the village.
15. The main parties confirmed at the hearing that the site does not sit within a designated landscape. I saw for myself that the local topography and the well treed wider surroundings mean that the site does not sit within a prominent or highly sensitive part of the landscape. Nevertheless, it forms part of the countryside which surrounds Hook Norton and provides an attractive rural edge to the settlement. However, in the absence of a definition or hierarchy to establish what constitutes a site being of 'lesser environmental value', any conflict with the first bullet point under PV2 cannot be unequivocally quantified.
16. The scale of the development at up to 43 dwellings has the potential to intensify the presence of residential development to the northern side of Station Road. The illustrative plan envisages a layout which would retain the majority of the existing roadside vegetation and provide open space within the appeal site next to the boundary with Station Road. Existing and new planting could be tapered to facilitate visibility splays while also providing a soft landscaped frame to the access point. During my site visit, I saw that a similar approach to landscaping at Ironstone Hollow was very effective in maintaining a prevailing soft edge to the northern side of Station Road. By emulating this approach, it is likely that the development would be sympathetic to the village's gateway location and would minimise the visual impact for passers-by on Station Road.
17. I am not aware that the site sits within an important view or vista designated in the development plan. However, I accept that the site forms part of the established rural surroundings which will be well known and valued by those who frequent the local footpath routes to the east and north of the site. The indicative plan illustrates how planting belts measuring 7.5m in width could be provided to the eastern and northern boundaries. At the hearing a condition was discussed which could make this a requirement of the reserved matters. Furthermore, the indicative details also show how open space including an

attenuation pond could form a buffer towards the western margins of the site. Properties are shown to be laid out so that back gardens could generally back on to the northern and eastern boundaries with built form therefore set away from the adjoining fields.

18. A development of the quantum proposed would result in a degree of change to the character and appearance of the landscape. During my site visit, I walked along the permissive footpath to the west of the site and also along the public rights of way (PROW) beyond the northern boundary of the site. Views along the permissive footpath would be filtered by existing vegetation and could be supplemented by the envisaged planting and open space. To the initial section of the footpath towards Station Road, the development would be appreciated as sitting in close context to the development at Ironstone Hollow. However, further to the north and particularly beyond the existing tree lines along the northern boundary of the site, the development would inevitably be seen to intrude upon the rural landscape in some views.
19. On my site visit, I noted that the dwellings at The Sidings / The Grange are also perceptible from some of the above viewpoints to the north for example as shown in viewpoints 10 and 11 of the appellant's Landscape and Visual Appraisal (LVIA). At the hearing, it was confirmed that two-storey dwellings of a traditional form are envisaged. Provided that the reserved matters design details follow the general principles of the illustrative plan and the buildings draw upon the local vernacular, the scale and appearance of the development would be seen to reflect and closely align with the existing built environment at the fringes of the settlement. In that regard, the proposal has the potential to add to and enhance the local built environment. Consequently, I agree with the LVIA that the development would continue an established pattern of settlement growth and would form a logical extension of the settlement seen in the context of Ironstone Hollow, The Sidings and The Grange.
20. The visual effects in some views from the north of the site have the potential to be more stark in the early years of the development. However, any harm would be relatively localised and softened in more distant views by trees in the surrounding landscape. The supplementary landscaping envisaged would further assist containment of the development in these views and would facilitate a sensitive transition into the countryside. The new planting could be required at an early stage of the development with heavy standards of locally characteristic species incorporated. This would assist in assimilating the development and reduce the initial impact of the development on the landscape. Over time as the soft planted boundaries would mature and the harm to landscape character would substantially diminish.
21. Taking all the above factors into account, I conclude that there would be some moderate harm to the character and appearance of the area and this includes landscape character where such harm would be moderately adverse. In that regard, significant adverse landscape impacts would be avoided in line with the requirements of PV2 of the LPP1.
22. However, the harm identified would result in some moderate conflict with the design, context and landscape character requirements in Saved Policy C28 (Layout, design and external appearance of new development) of the Cherwell Local Plan 1996, Policies ESD 13 (Local Landscape Protection and Enhancement) and ESD 15 (The Character of the Built and Historic

Environment) of the LPP1 and Policies CC1 (Protection and enhancement of local landscape and character of Hook Norton) and CC2 (Design) of the NP.

Affordable housing and any other necessary infrastructure requirements

23. At the hearing the main parties confirmed that they were in agreement that the obligations set out in the appellant's draft Section 106 agreement (s106) would meet the affordable housing and other infrastructure requirements arising from the development. This agreement has now been completed and signed by all interested parties dated 5 July 2022. As a result this main issue is no longer disputed between the main parties.
24. During discussions at the hearing, the Parish Council queried why no public health contribution was included in the s106. They also suggested that there was already pressure on health and school provision in the locality and that the sewer, telecommunications, water and road infrastructure in the area were at a tipping point. Furthermore, the Parish Council also queried whether financial contributions could be better spent in other areas including for example traffic calming measures or for the creation of a woodland.
25. However, any contributions sought must be directly related to the development. There is no objective evidence before me to demonstrate that the provision of health services in the area would be materially impacted as a result of the development, that the development would trigger a policy requirement for such a contribution, nor to suggest the capacity of the other infrastructure mentioned by the Parish Council would be unable to accommodate the development or be adapted to do so.
26. The County Council has confirmed that there is sufficient capacity at the local primary and secondary schools to cater for the development. The Highway Authority has not identified a need for traffic calming measures on existing roads in the locality directly resulting from the proposal. The provision of an off-site woodland would be on land outside the appellant's control and therefore could not be guaranteed, nor given the potential for substantial planted borders within the site am I persuaded it would be necessary. Therefore, the Parish Council's additional suggestions would not be justified.
27. The s106 includes provisions for 35% of the new homes to be provided as affordable housing which complies with the requirements of Policy BSC3 (Affordable Housing) of the LPP1. The s106 also includes provisions for the delivery and future maintenance of on-site open space including a Local Area for Play (LAP) and a sustainable urban drainage systems (SUDS), a community hall contribution to be used towards the delivery and/or enhancements at Hook Norton Memorial Hall, off-site indoor and outdoor sports facilities contributions, a public art and public realm contribution, a refuse contribution and a bus services contribution. Based on the evidence before me, I am satisfied that the infrastructure contributions have been adequately justified and meet the relevant tests at Paragraph 56 of the Framework and Regulation 122 of the CIL Regulations.
28. I conclude that the development would make adequate provision for affordable housing and any other necessary infrastructure requirements arising from the development. In that regard, it would comply with the infrastructure requirements in Policies BSC3 (Affordable) and INF1 (Infrastructure) of the LPP1.

Other Considerations

29. Other than the bullet points of PV2 considered under the second main issue, the Council has not identified any further conflict with the remaining bullet points under this policy. From the evidence before me, I find no reason to conclude differently.
30. Policy CC 3 (Local distinctiveness, variety, and cohesiveness) of the NP sets out amongst other things that the traditional pattern of growth which characterises Hook Norton is small and gradual change. Policy H1 (Sustainable housing growth) of the Hook Norton Neighbourhood Plan (NP) defines sustainable housing growth for Hook Norton as conversions, infilling and minor development with the latter described as 'small scale development proposals, typically but not exclusively for less than 10 dwellings' and that to maintain a sustainable community proposals for up to 20 dwellings may be permitted where this does not result in more than 20 dwellings being built in any one location at any time.
31. The NP is nearly seven years old. With reference to paragraph 14 of the Framework and being mindful that the housing policies of the development plan cannot be considered up-to-date due to the housing land supply position in the area, this limits the weight which the conflict with the above policies of the NP carries.
32. In any case, developing the appeal site in one phase would help to meet the more immediate need for housing in the District. In that regard, the appellant confirmed at the hearing that they anticipated that the dwellings could be delivered within the next 5 years. A single phase of development would also encourage a more comprehensive approach and allow for the landscaping to the perimeter of the site to be provided early in the process. Taking these factors into account and my conclusions on the main issues, the Secretary of State's decision relating to the appeal at Sibford Road, Hook Norton¹ is pertinent in that I similarly find that a more rapid delivery would also not result in any significant harm in this instance.
33. The Council suggests that there is limited need for market housing in Hook Norton. However, the significant shortfall in the Council's housing land supply is a district wide issue and the Council has accepted in its statement of case that significant weight should be given to the benefits of both the market and affordable housing that would be provided.
34. The proposal would result in economic benefits through jobs relating to the development of the site as well as expenditure in local shops and services by future occupiers of the development. The main parties also agree that there is the potential for biodiversity enhancement on the site, particularly in terms of the open space and planted buffers. Given the landscaping details would be finalised under the reserved matters, any biodiversity net gains cannot yet be accurately quantified. Even so, these are all matters which attract positive weight in favour of the development.
35. The Council's statement of case draws my attention to a further 13 appeal decisions. As the Council points out, all were determined in light of site-specific circumstances and none involved land at Hook Norton. I have therefore

¹ Appeal Ref APP/C3105/A/14//2226552

determined the appeal before me on its own merits and in light of the current circumstances relating to housing land supply in the area.

36. The Parish Council has raised several concerns relating to the provision of access to the site and highway safety. There is a drop in levels between the field and the boundary with Station Road. Even so, the level changes are not so substantial that the spine road and access point could not be gradually graded from the junction to ensure they successfully respond to visual and highway safety requirements.
37. There is no detailed counter evidence before me to suggest that the traffic count in the appellant's Transport Statement cannot be relied upon nor that the residual cumulative impacts on the road network would be severe. The finer technical details for the access point can be secured by a condition and details including swept paths and a safety audit are matters that can be addressed once the details of the spine road are provided at the reserved matters stage.
38. During the hearing it was also suggested by the Parish Council that a tunnel in the vicinity of the site could inhibit the provision of access. The appellant drew my attention to their Heritage Desk Based Assessment dated July 2020 which amongst other things identifies the position of a former tramway within the western boundary of the site. I saw for myself at the site visit that a blocked-up tunnel relating to a former subway under Station Road sits close to the southwestern corner of the site. Given its position set away from the proposed access point, I am satisfied that the former tunnel would be unlikely to be affected, nor would it prohibit the provision of the proposed access.
39. The Parish Council also raised concern that access to the remaining section of the field had not been addressed. I saw on my site visit that an access to the field already exists further to east along Station Road. Overall, the Highway Authority has not raised an objection to the development and the Council did not refuse the proposal on such grounds. Having regard to all the above factors, I am also satisfied the proposal is acceptable in these respects.
40. Finally, with regards to the Parish Council's concerns in respect of utility infrastructure, there is no objective evidence before me to suggest that provision could not be made to upgrade infrastructure to increase capacity should this be required.

Conditions

41. At the hearing, a discussion took place in respect of the conditions suggested by the Council. I have not included the Council's suggested condition relating to wastewater capacity. Wastewater infrastructure within the site would be a building regulations requirement. Any off-site works would not be within the appellant's control and a matter for separate discussion and agreement with the statutory undertaker. Such a condition would not therefore be reasonable.
42. The other suggested conditions are broadly reasonable and necessary. However, I have made some minor drafting changes in line with the discussions that took place at the hearing. I have not included provisions in respect of the phasing of the development for the reasons set out above.
43. Conditions relating to the approved plans, the submission and implementation of reserved matters and associated time limits are necessary in the interests of certainty. I attach a condition to allow for further technical details at the access

point to be refined if necessary in the interests of highway safety. A condition requiring a Construction Method Statement is necessary in the interests of minimising impacts on the local environment during the construction phase. Conditions requiring cycle parking and a travel plan are reasonable in the interests of promoting sustainable travel modes.

44. Conditions regarding surface water drainage are necessary in the interests of highway safety and to ensure sustainable arrangements are made for the disposal of surface water. Conditions are also reasonable to address the potential for any archaeological remains or contamination within the site. Conditions relating to details of landscaping, tree protection and ecological management are necessary in order to ensure that these matters are integrated into the design and implementation of the scheme as well as to minimise the impact on biodiversity.
45. Conditions requiring demonstration of sustainable construction methods and renewable energy measures as well as a requirement to meet, as a minimum, the higher Building Regulation standard for water consumption limited to 110 litres per person per day are reasonable in the interests of sustainability and to meet the requirements of Policy ESD3 of the LPP1.

Planning Balance and Conclusion

46. The Council can only demonstrate a 3.5 year housing land supply and this represents a significant shortfall in its housing requirements. In the circumstances, paragraph 11d of the Framework and the presumption in favour of sustainable development is engaged. Planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.
47. The harm arising to the character and appearance of the area would be moderate and the resultant conflict with the development plan as a whole carries moderate weight.
48. However, in the context of the Government objective to significantly boost the delivery of housing, up to 43 dwellings would make a fairly significant contribution towards addressing this shortfall. In addition, I have found that the proposal would be sustainably located next to a 'Category A service village' and in reasonable proximity to the services and facilities it has to offer including the alternative options to car travel. I have also identified that there would be economic benefits for the area, including through the development of the site. These are matters which together carry significant weight in favour of the development.
49. In the circumstances, I find that the considerations in favour of the development are of sufficient weight to outweigh the harm identified, notwithstanding the conflict with the development plan. The proposal benefits from the presumption in favour of sustainable development and planning permission should be granted.
50. I therefore conclude that the appeal is allowed.

M Russell INSPECTOR

APPEARANCES

FOR THE APPELLANT:

David Hutchison	Pegasus Group
Paul Harris (MHP)	Landscape
Ian Ponter	Barrister Kings Chambers
Graham Eves	PFA Consulting Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Andy Murphy BA(Hons) MSc MRTPI	Director, Stansgate Planning Limited
Tim Screen CMLI	Landscape Architect, Cherwell District Council
Wayne Campbell MRTPI	Principal Planning Officer, Cherwell District Council

INTERESTED PARTIES:

Caroline Gregory	Hook Norton Parish Council
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DOCUMENTS SUBMITTED AFTER THE HEARING

Copy of written statement of Hook Norton Parish Council as presented verbally by Caroline Gregory at the hearing.

Schedule of Conditions

- 1) Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.
- 2) Details of the layout, scale, appearance and landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.
- 3) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the following plans: Location Plan (Drawing No.2147.201) and Proposed Site Access (Drawing No.22263-01 Revision C)
- 4) Prior to the commencement of the development hereby approved, further technical details of the means of access between the land and the highway on Station Road shown on approved drawing – Proposed Site Access (22263-01 Revision C), including precise position, layout and vision splays shall be

submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the occupation of any of the dwellings, the means of access shall be constructed and retained in accordance with the approved details.

- 5) No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
 - b) The routing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 6) No dwelling of the development hereby permitted shall be occupied until cycle parking has been provided according to a plan showing the number, location and design of cycle parking for the dwellings that has previously been submitted to and approved in writing by the Local Planning Authority. The cycle parking will be permanently retained and maintained for the parking of cycles in connection with the development.
- 7) Prior to first occupation of the dwellings, a Residential Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the Residential Travel Information Pack shall then be distributed to all residents at the point of occupation.
- 8) Before development commences, a detailed drainage scheme to prevent surface water from the development being discharged onto the adjoining highway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to first use or occupation of the development hereby approved.
- 9) No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out at paragraph 169 of the National Planning Policy Framework, and the results of the assessment

provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The sustainable drainage scheme shall be managed and maintained thereafter for the lifetime of the development in accordance with the agreed management and maintenance plan.

- 10) No development shall take place until a programme of archaeological work consisting of a Written Scheme of Investigation and a timetable for that work has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable.
- 11) Following the approval of the Written Scheme of Investigation referred to in condition 10, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.
- 12) No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and has been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
- 13) If a potential risk from contamination is identified as a result of the work carried out under condition 12, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and

approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

- 14) If contamination is found by undertaking the work carried out under condition 13, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
- 15) If remedial works have been identified in condition 13, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 14. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
- 16) If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.
- 17) Before development commences a Landscape and Ecology Management Plan (LEMP) which takes account of the mitigation, enhancement and monitoring requirements set out at Section 5.0 of the Preliminary Ecological Appraisal of the Land North of Station Road, Hook Norton by Harris Lamb Property Consultancy dated 11/01/2021 shall be submitted to and approved in writing by the LPA. Once approved, the development shall be carried out in full accordance with the details and timescales for implementation set out in the LEMP.
- 18) No development shall take place until the existing trees to be retained have been protected in the following manner unless otherwise previously agreed in writing by the Local Planning Authority;
 - a) Protective barriers shall be erected around the tree(s) to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multi-stemmed trees 10 times the trunk diameter just above the root flare.
 - b) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations' that is steel mesh panels at least 2.3m tall securely fixed to a scaffold pole framework with the uprights driven into the ground a minimum of 0.6m depth and braced with additional scaffold poles between the barrier and the tree[s] at a minimum spacing of 3m.

- c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development [and / or demolition] and shall be maintained until all equipment, machinery and surplus material has been removed from the site.
 - d) Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.
- 19) The landscaping scheme to be provided as part of the reserved matters submission shall include timescales for implementation and details of a planting belt along the eastern and northern boundaries of the site to a depth of not less than 7.5 metres. The landscaping details shall show a mix of species of trees, hedgerow and plants to these boundaries. The trees to these boundaries shall be to a height of not less than 3 metres and shall be completely implemented within the first planting season following the first date on which any part of the approved development is completed or in accordance with the timescales provided with the landscaping scheme, whichever is the earliest.
- 20) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out either in the first planting and seeding seasons following the completion of the development, or in accordance with any other timescales approved under conditions 17 or 19 whichever is the earlier. All planting, seeding or turfing shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.
- 21) Prior to the commencement of development above slab level, a design stage confirmation that the development shall, demonstrate sustainable construction methods and renewable energy measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 22) The development shall be constructed so as to meet as a minimum the higher Building Regulation standard for water consumption limited to 110 litres per person per day.

Appendix 4



Appeal Decision

Hearing held on 11 October 2022

Site visit made on 11 October 2022

by Andrew Smith BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 November 2022

Appeal Ref: APP/C3105/W/22/3301485

Land North West of Station Road, Launton, Oxfordshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (the Act) against a refusal to grant outline planning permission.
 - The appeal is made by Richborough Estates against the decision of Cherwell District Council.
 - The application Ref 21/04112/OUT, dated 8 December 2021, was refused by notice dated 22 April 2022.
 - The development proposed is Outline application for the erection of up to 65 dwellings, including up to 8 live-work dwellings (use class sui generis), public open space, access, infrastructure and demolition of existing buildings (all matters reserved except principal means of access from Station Road).
-

Decision

1. The appeal is allowed and outline planning permission is granted for the erection of up to 65 dwellings, including up to 8 live-work dwellings (use class sui generis), public open space, access, infrastructure and demolition of existing buildings (all matters reserved except principal means of access from Station Road) at Land North West of Station Road, Launton, Oxfordshire in accordance with the terms of the application, Ref 21/04112/OUT, dated 8 December 2021, subject to the conditions listed at the end of this decision.

Preliminary Matters

2. I have used the site address as it appears on the appeal form, as opposed to as stated on the application form. This is because it accurately and concisely pinpoints the site's location relative to Station Road.
3. The appeal proposal is for outline planning permission with all detailed matters except for access reserved for future approval. Whilst not formally part of the scheme, I have treated any details submitted with the appeal application relating to matters of appearance, landscaping, layout and scale as a guide to how the site might be developed.
4. It is apparent from the evidence before me that the Cherwell Local Plan Review 2040 is currently emerging. However, as confirmed at the Hearing, this is at an early stage such that its emerging policies currently attract very limited weight. I shall consider the appeal on this basis.

5. Various revised plans¹ have been submitted at appeal stage and in advance of the Hearing that were not before the Council when it made its decision to refuse planning permission. A small strip of land formerly falling under the appellant's control has been transferred to East West Rail, which has necessitated a minor alteration to the scheme's blue line. Other amendments have had the effect of clarifying intended off-site footway improvements, refining indicative future structural landscaping proposals, and affirming anticipated future connection points to the public right of way network. The revised plans do not materially alter the outline proposal that is before me. Thus, I am satisfied that no party with a potential interest in the outcome of this appeal is prejudiced by me taking the revised plans into account for either determination or indicative purposes as applicable.
6. A planning obligation pursuant to Section 106 of the Act (the legal agreement) is before me. This is dated 27 October 2022 and is signed by the appellant, relevant landowners, the Council and the County Council. The legal agreement contains various provisions related to affordable housing, open space, biodiversity land, community hall facilities, indoor and outdoor sports facilities, health facilities, waste receptacles, education capacity, household waste recycling centre facilities, highway works, public transport services and infrastructure, and public right of way enhancements. I shall return to the legal agreement later.
7. The Council's third reason for refusing planning permission indicates that it has not been demonstrated that the necessary infrastructure directly required because of the proposed development would be provided. However, the finalisation of the legal agreement has enabled the Council to withdraw this refusal reason. I shall formulate the Main Issues on this basis.

Main Issues

8. The main issues are:

- The effect upon the character and appearance of the village of Launton and the surrounding area; and
- Whether or not the site represents an appropriate location for housing, having particular regard to access to facilities and services.

Reasons

Character and appearance

9. The site is, for the most part, comprised of grassed fields and areas of woodland. Nevertheless, its southern part contains commercial uses and various buildings of typically utilitarian and sometimes dilapidated appearance. These buildings are served by yard/external areas that I observed to be used, in part, for parking and open storage. To the south-west of the site is situated a neighbouring complex of commercial buildings, beyond which village housing is situated. The site is otherwise surrounded by open countryside predominantly comprised of grassed agricultural fields.
10. In accordance with the Oxfordshire Wildlife and Landscape Study (2004), the site falls within the 'Clay Vale' Landscape Character Type, the key

¹ 45439-05A (supersedes 45439-05); T21547 001A (supersedes T21547 001); 11096/P10b (supersedes 11096/P10); 454539-04E (supersedes 454539-04C)

characteristics of which include a flat, low-lying landform, mixed land uses dominated by pastureland, and mature hedgerow trees. The landscape character of the site is broadly reflective of these characteristics. Nevertheless, in part due to its somewhat limited scenic qualities and the existence of hedgerows of sometimes fragmented composition, the site's landscape is of localised importance and medium value only. This is consistent with the findings of a Landscape and Visual Impact Assessment (December 2021) (the LVIA) and the considerations of the Council's Landscape Architect.

11. Launton has historically evolved as a cruciform village with linear development focussed along, and providing active frontages to, four routes that meet at a central crossroads and that include Station Road. Even so, various modern housing developments have materialised at depth to the north-western side of Station Road. Indeed, the depth of the appeal site, measured back from Station Road, is respectful of the depth of close by cul-de-sac development at Blenheim Drive and Yew Tree Close. Nevertheless, at the north-eastern end of Launton, where the site is located, the depth of built development recedes and a more fragmented and informal development pattern ensues.
12. Of relevance to my considerations, the local public right of way network is in the process of being altered in accordance with an agreed scheme of works² associated to an East West Rail upgrade. The railway line is situated to the north of the site beyond a parcel of pastureland falling under the appellant's control (the blue land). At the point in time of my inspection, part of the footpath that formerly ran alongside the entirety of the appeal site's northern boundary had been extinguished and a new/replacement route through the site, the blue land, and then along the northern edge of the railway line was accessible in part. It is my understanding, from discussions at the Hearing, that the precise route through the appeal site could be subject to re-delineation to align with any future detailed development proposals upon the site.
13. In any event, there is agreement between the main parties that the proposal would have a limited and localised visual envelope. Moreover, existing landscape infrastructure, that includes on-site woodland and established boundary planting, would heavily filter views of the proposed development from a variety of different publicly accessible vantage points, including from along Station Road. Such woodland/planting is intended to be retained and supplemented by additional planting, the full details of which would become apparent at detailed planning stage. It was also observable upon my inspection that where views into the site were available, these tended to be influenced by the presence of built form on or adjacent to the site, as well as by the existing roofscape of the village.
14. Furthermore, the scheme's likely visual effects would realistically become increasingly limited as landscaping measures establish and mature over time. This would include recent planting put in place along the railway line corridor. Thus, despite the not insignificant loss of greenfield land that would materialise, the proposal would typically be experienced as a somewhat contained excursion into the open countryside. Moreover, consistent with the findings of the LVIA, an overall minor adverse landscape effect would be realistically envisaged upon maturation of future structural landscaping.

² Plan Ref: 133735_2A-EWR-OXD-XX-DR-CH-000601 Rev B01

15. The Council has raised specific concerns with respect to how users of any new public footpath through the site would experience the proposed development due to countryside either side of the route being transformed by urbanisation. However, given the sometimes-discordant visual influences provided by existing development at the site and the opportunities that would be anticipated to prevail at reserved matters stage to finesse the delineation and makeup of this route, I see little merit in the stance taken by the Council on this particular point.
16. For the above reasons, significant adverse landscape impacts would be avoided. However, it is inevitable that the proposal, which involves the loss of agricultural land and considerable development in an edge-of-settlement location that presently offers something of a transition between the built-up extent of the village and its inherently rural surroundings, would cause some harm, albeit limited, to the character and appearance of the village of Launton and the surrounding rural area. There is thus conflict with Policy ESD15 and Policy Villages 2 of The Cherwell Local Plan 2011-2031 (July 2015) (the Local Plan), in so far as these policies require consideration to be given to whether development would contribute to enhancing the built environment, and that new development proposals should contribute positively to an area's character and identity by creating or reinforcing local distinctiveness.
17. I find saved Policy C28 of the Cherwell Local Plan (November 1996) to be of limited relevance to my considerations. This is because it is focussed upon standards of layout, design and external appearance, which are matters that would be thoroughly assessed at detailed planning stage.

Access to facilities and services

18. Launton is categorised as a Category A Service Village under Policy Villages 1 of the Local Plan. Whilst this policy is intended to guide the consideration of small-scale proposals for residential development within the built-up limits of settlements, the Category A categorisation of Launton reflects the number and range of facilities and services that are on offer within the village. These include a convenience store/post office, a farm shop, a primary school, public houses, a sports and social club and a bus service.
19. The route from the site along Station Road to the crossroads and then along Bicester Road to where a number of the above referenced facilities and services are located is flat, overlooked and well served by footway. Even so, the distances involved are not short. For example, from the centre of the site to the village's convenience store the distance is estimated to be just under 1km whilst the distance to the primary school is approximately 1.3km. The National Design Guide (January 2021) meanwhile, indicates that walkable local facilities are generally sited no more than ten minutes away which equates to around 800m in distance terms.
20. Whilst the public right of way network offers an alternative connection from the rear of the site to the heart of the village, the distances involved are not dissimilar to those that would avail when utilising Station Road. Also, this alternative route is subject to obstacles such as stiles and gates and is not formerly surfaced or lit for much of its extent such that it may not resemble an attractive proposition for future occupiers. Further, any contribution to be secured towards improving the public right of way network may not ultimately deliver direct enhancements to the footpath that connects the north-western

rear boundary of the site to the village. Thus, considering the walkability constraints that apply, it is inevitable that the proposal would increase travel by private modes of transportation.

21. However, the National Planning Policy Framework (July 2021) (the Framework) recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and states that this should be taken into account in decision-making.
22. The bus service that serves Launton is relatively regular, runs six days per week, and offers trips to various destinations including Bicester and Aylesbury. Although the nearest bus stops to the site are located on Bicester Road and thus on the cusp of what could be fairly considered walkable (particularly if to be accessed on a day-to-day basis), this bus service would still provide future occupiers of the proposed development with a genuine alternative option to private car travel should they desire to pursue it. Further, it is relevant that contributions would be secured towards the running of the service and improvements to bus stop infrastructure.
23. The site's relative proximity to Bicester is also a relevant factor. Indeed, relatively short journeys (by private car or otherwise) would be required to access the wide range of facilities and services on offer in this neighbouring town. Further, whilst not all residents would own a bike or have both the desire and ability to cycle, Bicester, as well as the facilities and services contained in Launton village, would be cyclable by future occupiers.
24. All related matters considered, I find that the proposal would cause some harm, albeit limited in extent, by virtue of the site not representing an appropriate location for housing having particular regard to access to surrounding facilities and services. The scheme conflicts with Policies ESD15 and Policy Villages 2 of the Local Plan in so far as these policies require that, in considering sites, particular regard will be given to criteria including whether the site is well located to services and facilities.

Other Matters

25. The site is located in proximity to Grade II listed buildings that address Station Road and that include Grange Farmhouse situated approximately 75 metres south of the site. The significance and special interest of this designated asset is drawn, in-part, from its traditional form and relevance to the historic evolution and rural history of Launton. It is common ground between the main parties to this appeal that the proposal, by virtue of bringing forward development within the setting of Grange Farmhouse, would cause a low level of less than substantial harm to the heritage significance of this designated asset that would be outweighed by the scheme's public benefits.
26. The Framework indicates that, when considering the impact of a proposal upon the significance of a designated heritage asset, great weight should be given to the asset's conservation. Having inspected the nature of the separation and intervening building stock that prevails, I have no reason to question the extent of less than substantial harm adjudged by the main parties. I am also satisfied that the scheme's public benefits, which I shall turn to in detail in the Planning Balance below, would outweigh the heritage harm identified. For the avoidance of doubt, other designated assets in the locality are sufficiently distanced from the site such that the proposal would avoid causing any loss of

special interest or heritage significance through bringing forward development within their settings.

27. Policy Villages 2 of the Local Plan sets out that a total of 750 homes will be delivered at Category A villages across the plan period. It is common ground between the main parties that the 750 figure is not a ceiling or a cap and that the delivery of 65 additional houses at Launton would not cause harm to the overall housing strategy endorsed by the development plan. Indeed, Policy Villages 2 has neither a temporal dimension, in that it does not specify when during the plan period housing should be delivered, or a spatial dimension, in that it does not specify how housing should be distributed across the Category A villages. Thus, having also studied the related findings of other Inspectors with respect to recent housing appeals on other sites in the District and notwithstanding that there has been strong delivery of housing at Launton since the beginning of the plan period, I too am satisfied that the scheme would not prejudice the Council's current housing strategy.
28. Various concerns have been raised by interested parties in the context of highway safety. Moreover, visibility restrictions at the crossroads where Station Road meets Bicester Road have been highlighted due to a curve in the alignment of Bicester Road and the regular presence of parked cars close by. A recent collision at the crossroads has also been brought to my attention. However, a scheme of junction improvements, albeit minor and already part-implemented, incorporating revised hatching, lining and footway provision, is proposed that assists in offering suitable assurances that satisfactory levels of visibility would avail for future users of the crossroads and that this junction would operate satisfactorily post-development. Indeed, the Highway Authority (the HA) has raised no objection. This is a matter of importance as the HA is responsible for the safety of users of the local highway network.
29. It is apparent that the submitted Transport Assessment (dated December 2021) relies upon traffic counts collected back in 2015 and 2016, with subsequent adjustments applied to take account of traffic growth and committed traffic flows. Capacity analysis is focussed upon the year 2026, when the development proposal would realistically be fully built out. Notwithstanding any past or ongoing alterations made to the A41, or references made to Launton being used as a rat run, I have not been provided with clear or persuasive evidence to demonstrate that the proposal's effect upon the local highway network would be unacceptable. It is again relevant that the HA has raised no objection in a network capacity sense.
30. References have been made by interested parties to standing water often prevailing at the site, and to local ditches at times being full or overflowing. Moreover, the Environment Agency's Surface Water Flood Risk Mapping indicates that parts of the site are at risk of surface water flooding. It is apparent that soakage testing has revealed the site to be overlain by mixed clays meaning infiltration is unlikely to be feasible. Nevertheless, a drainage strategy has been formulated that ultimately involves discharge into the existing ditch network at a restricted rate.
31. The drainage strategy also involves site levels re-profiling, the clearance and maintenance of existing ditches, the provision of new culverts and the formation of on-site attenuation basins. Any suggestion that the capacity of these basins would not be fit for purpose has not been robustly substantiated,

whilst the Lead Local Flood Authority has raised no objection subject to a planning condition being imposed to secure full details of the drainage scheme to be implemented. I am content that any risks of surface water flooding have been suitably addressed at this outline planning stage.

32. It has also been brought to my attention that there have been local issues with the foul water sewage system in recent times, which has led to instances of foul water flooding. However, Thames Water, the relevant statutory undertaker, has confirmed that the scale of proposed development would not materially affect the sewer network and has raised no objection to the proposal. In this context, I cannot find that the scheme would be likely to exacerbate the past issues that have been highlighted.
33. The proposal would result in the displacement of existing commercial operations from the site that no doubt contribute to the local economy and community and that include a car and van rental business. Nevertheless, from the evidence before me, there is no clear reason to consider that suitable alternative premises would not be obtainable elsewhere in the local area. Whilst it is unfortunate to disrupt existing occupation, this is an inevitable consequence of a scheme involving redevelopment. I further note that any potential planning condition seeking to control the timeframe of any future relocation from the site could not override the terms of any private tenancy agreement, or similar, and would not, to my mind, be relevant to planning.

The Legal Agreement

34. The legal agreement contains various provisions. It secures the on-site provision of 35% affordable housing in accordance with the requirements of Policy BSC3 of the Local Plan. A mix of affordable rented, shared ownership and First Homes properties is secured in broad accordance with requirements set out by the Council's Housing Strategy and Development Team.
35. Provisions related to public open space and play provision, including the delivery and/or maintenance of informal open space, hedgerows, mature trees, new and mature woodland, a local equipped area of play and sustainable drainage systems are justified in accordance with Policies INF1, BSC10, BSC11 and ESD7 of the Local Plan as well as guidance contained within the Developer Contributions Supplementary Planning Document (February 2018) (the SPD). Potential commuted maintenance sums have been calculated in accordance with the Council's standard formulae.
36. The blue land is integral to the appellant's intention to deliver a net gain in biodiversity in accordance with the requirements of Policy ESD10 of the Local Plan. It is justified therefore to secure the detailed ongoing management and maintenance of the blue land for biodiversity enhancement purposes.
37. In accordance with the requirements of Policies INF1, BSC10 and BSC12 of the Local Plan, as well as with the guidance contained within the SPD, contributions to community hall facilities (the improvement, enhancement or redevelopment of Launton Parish Hall or other community buildings in the vicinity), off-site indoor sports facilities (enhancements at either Launton Parish Hall or Bicester Leisure Centre) and off-site outdoor sports facilities (enhancements at Launton Playing Fields) are justified.

38. An additional community hall facilities contribution has arisen via the Parish Council's preliminary estimation that £200,000 is required to redevelop Launton Parish Hall. This position is not supported by a definitive scheme of works or detailed costings. Thus, I cannot be sure that any additional contribution (over and above those calculated for community hall facilities and off-site indoor sports facilities in accordance with standard Council formulae) would be fairly and reasonably related in scale and kind to the development. I therefore attach no weight to the Additional Community Hall Facilities Contribution as defined under Schedule 5 of the legal agreement.
39. An Oxfordshire clinical commissioning group contribution to go towards increased surgery capacity to cater for additional health facility demand is justified. The sum has been calculated in accordance with the NHS Oxfordshire clinical commissioning group's adopted policy. This approach is in line with the requirements of Policy INF1 of the Local Plan and guidance contained within the SPD.
40. A waste receptacles contribution to go towards the provision of waste bins for each new dwelling is justified and is in compliance with Policy BSC9 of the Local Plan and guidance contained within the SPD.
41. Various education contributions are secured, including towards primary education, secondary education and special educational needs. Each of these is intended to go towards the expansion of education capacity serving the development and has been calculated in accordance with standard formulae to ensure proportionate contributions. This approach accords with Policy INF1 of the Local Plan and the SPD. With respect to the primary education contribution, it was confirmed by the County Council at the Hearing that a scheme of works for on-site expansion at Launton Primary School has been formulated. As this is the only primary school situated within a two-mile safe walking distance of the site, there are suitable assurances that the primary education contribution would be directed to this expansion project.
42. A secondary school land contribution is secured towards the acquisition of land for the expansion of secondary education capacity given that a new school is planned for north-west Bicester. This sum has been calculated in accordance with educational land value and the anticipated pupil numbers to be generated by the development.
43. A household waste recycling centres contribution would be directed towards the expansion and efficiency of household recycling centres serving the development in the interests of addressing existing issues of overcapacity. This has been calculated in accordance with additional space required per dwelling as a proportion of the anticipated total cost of infrastructure and land for a new household waste recycling centre.
44. A public transport services contribution towards maintaining the bus service that serves Launton is justified. The sum has been calculated in accordance with the Council's standard public transport calculation and this approach accords with guidance contained within the SPD. Similarly, a public transport infrastructure contribution towards the provision and maintenance of a new bus shelter is justified in the interests of promoting patronage of the service and has been calculated based on the sum required to cover the standard cost of installation.

45. A public right of way contribution to cover small-scale improvements to the network in the vicinity of the site is reasonable and justified in the interests of promoting sustainable travel choices. A variety of potential improvement works have been pinpointed by the County Council and I am content that the sum requested is fairly and reasonably related to the development proposal.
46. The legal agreement also secures the undertaking of highway works in accordance with a Highways Agreement to be entered into, to include the provision of site access, footpath improvements and the relocation of speed limit signs. This is justified to provide the legal certainty that these works would indeed take place in a timely manner.
47. I am satisfied that, except for the Additional Community Hall Facilities Contribution, the various contributions and provisions secured through the legal agreement are necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind. I am satisfied too that the monitoring fees secured are proportionate and reflect the actual costs of monitoring. I am also content that, from the evidence before me, both the legal agreement and a supplemental Deed of Covenant, which ensures the agreed obligations are secure, are fit for purpose.

Planning Balance

48. As indicated at paragraph 11 to the Framework, the presumption in favour of sustainable development is engaged in circumstances that include where the policies most important for determining a scheme are out-of-date. This includes, with respect to proposals for housing, where the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.
49. The Council has accepted that it cannot currently demonstrate a five-year supply of deliverable sites. The latest published position for the period 1 April 2022 to 31 March 2027 is a housing supply figure of 3.5 years. This represents a significant shortfall. As such, the presumption in favour of sustainable development is engaged. For decision making this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework's policies taken as a whole.
50. I have identified conflict with Policy ESD15 and Policy Villages 2 of the Local Plan. Both are consistent with the Framework in the sense that it seeks to ensure developments are sympathetic to local character and promotes the provision of sustainable travel opportunities. For reasons that I have already set out above, the proposal would cause some limited harms to the character and appearance of the village of Launton and its surrounding rural area and by virtue of the site not representing an appropriate location for housing having particular regard to access to surrounding facilities and services. Further, as identified above, the scheme would cause less than substantial harm to the heritage significance of Grange Farmhouse through bringing forward development within its setting.
51. However, the scheme would provide various sometimes weighty benefits. These include the provision of a considerable number of additional market dwellings in a District where there is a significant housing land supply deficit. As set out in the Framework, it is a Government objective to significantly boost

the supply of homes. Whilst it is my understanding that the supply shortfall has been heavily contributed to by delays to a selected number of major schemes situated elsewhere in the District, it remains that the benefit of new market housing attracts significant weight.

52. A policy-compliant level of affordable housing in a District where a considerable accumulated shortfall of affordable housing units exists also constitutes a scheme benefit that attracts significant weight. Further, the economic and social benefits that would be brought about by the provision of up to eight live-work units attract considerable weight. Other benefits include investment in the local economy at both construction and occupation stage, the provision of publicly accessible open space and the delivery of biodiversity net-gain.
53. Having considered the benefits and adverse impacts of the scheme before me, I conclude that the harms and associated policy conflicts that I have identified would not significantly and demonstrably outweigh the proposal's benefits when assessed against the Framework's policies taken as a whole. As such, the presumption in favour of sustainable development, as set out in the Framework applies.
54. Thus, whilst the proposal conflicts with the development plan when read as a whole, there are other material considerations, including the Framework, that outweigh that conflict, such that the appeal should be allowed.

Conditions

55. As part of a Statement of Common Ground signed by the main parties to this appeal and submitted in advance of the Hearing, a list of agreed conditions has been provided. Following further discussion at the Hearing, I have considered the conditions against advice in the Framework and Planning Practice Guidance. As a result, I have made amendments to some of them for consistency and clarity purposes. Pre-commencement conditions have only been applied where agreed to by the appellant and where necessary to guide initial works on site.
56. In the interests of certainty, a condition specifying the approved plans is required. In the interests of protecting the visual amenities of the area and the living conditions of existing and future residential occupiers, a condition requiring levels details to be submitted for approval is reasonable and necessary.
57. To suitably guard against the risks associated with contamination, conditions are reasonable and necessary requiring intrusive investigation and subsequent remediation and verification if required. In the interests of guarding against flood risk and promoting sound surface water management, a condition requiring the submission, implementation and retention of a detailed surface water drainage scheme is necessary to impose.
58. In the interests of ensuring appropriate archaeological investigation and recording, conditions requiring the preparation of a Written Scheme of Investigation and the subsequent undertaking of a staged programme of archaeological evaluation and mitigation are reasonable and necessary to impose.
59. In the interests of highway safety, conditions requiring full details of schemes of improvement works at the crossroads where Station Road meets Bicester Road and to the footway along Station Road are reasonable to impose. Such

works would be undertaken off-site on lands outside of the appellant's ownership. However, the locations in question fall under the full control of the Highway Authority who are supportive of the works being undertaken. I am thus sufficiently satisfied that such conditions would be both implementable and enforceable.

60. In the interests of highway safety also, conditions requiring the site's principal point of access to be installed as approved prior to the site's first occupation, as well as full details of the various vehicular accesses, driveways and turning areas to be installed across the development, are reasonable and necessary to impose.
61. In the interests of ensuring acceptable living conditions for future occupiers, a condition is reasonable and necessary that secures the submission of a noise assessment and implementation of the development in accordance with the approved assessment including any associated mitigation measures approved.
62. In the interests of ensuring that existing trees and hedgerows of value are properly protected, conditions to secure the submission of, at detailed planning stage, an Arboricultural Impact Assessment, a Tree Protection Plan and an Arboricultural Method Statement, as well as replacement planting in specified circumstances, are reasonable and necessary to impose.
63. In the interests of highway safety and protecting the living conditions of local residential occupiers, a condition requiring the submission and implementation of a Construction Traffic Management Plan is reasonable and necessary to impose.
64. Full details of the live-work dwellings hereby permitted, including of a management plan to be implemented, are reasonable to secure via condition in the interests of ensuring that the development is built out as applied for and operated in an acceptable manner.
65. To provide appropriate assurances that the water network has sufficient capacity to serve the development, a condition requiring upgrade works to be installed or future occupation in full accordance with a housing and infrastructure phasing plan to be agreed between Thames Water and the Local Planning Authority is reasonable and necessary to impose.
66. In the interests of providing full assurances that protected species shall not be harmed, conditions are reasonable to confirm that, prior to the commencement of works, relevant licences shall be required should future works be likely to impact upon bats, badgers or Great Crested Newts. A copy of any such license would need to be submitted to the Council. I am content that, as not yet at detailed planning stage, this represents an appropriately robust approach to safeguarding protected species.
67. In the interests of attaining bio-diversity net-gain, the submission and implementation of an associated method statement and scheme for enhancing biodiversity is reasonable and necessary to secure via condition. In the interests of protecting and promoting biodiversity conservation, conditions securing a Landscape and Ecology Management Plan and a full lighting strategy (should external lighting be installed) are also reasonable and necessary to secure.

68. In the interests of environmental sustainability, conditions securing the submission and implementation of a renewable energy statement and details of the measures to be installed to achieve a high standard of energy performance are reasonable and necessary to impose. For the same reason, a condition securing the installation of water efficiency measures is reasonable.

Conclusion

69. For the reasons given, the appeal is allowed and planning permission is granted subject to conditions.

Andrew Smith

INSPECTOR

Schedule of Conditions

- 1) No development shall commence until full details of the layout (including the layout of the internal access roads and footpaths), scale, appearance, and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2) Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission and the development hereby permitted shall be begun either before the expiration of four years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 3) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form and the following approved plans: 45439-02; 45439-05A; T21547 001A (appended to Planning Appeal Hearing Statement – Transport, dated 9 June 2022); T21547 002 (contained in Transport Assessment, dated 6 December 2021).
- 4) No development shall commence until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed strictly in accordance with the approved levels.
- 5) No development shall commence until a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals has been documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
- 6) If contamination is found by undertaking the work required under Condition 5, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring that is required by this condition.
- 7) If remedial works are required in accordance with Condition 6, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved. A verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

- 8) No development shall commence, including any works of demolition, until an Archaeological Written Scheme of Investigation relating to the application site area and prepared by a professional archaeological organisation acceptable to the Local Planning Authority has been submitted to and approved in writing by the Local Planning Authority.
- 9) Following the approval of the Written Scheme of Investigation referred to in Condition 8, and prior to the commencement of development including any works of demolition (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to and approved in writing by the Local Planning Authority.
- 10) No development shall commence until full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings hereby permitted, which shall include construction, layout, surfacing, lighting and drainage details, have been submitted to and approved in writing by the Local Planning Authority. The accesses, driveways and turning areas shall be constructed in accordance with the approved details prior to the first occupation of any of the dwellings hereby permitted and shall be retained as such thereafter.
- 11) No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details.
- 12) No development shall commence, including any works of demolition or site clearance, unless and until a method statement and scheme for enhancing biodiversity such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, has been submitted to and approved in writing by the Local Planning Authority. The method statement and scheme shall accompany any reserved matters application relating to layout and/or landscaping and shall include a timetable for provision. Thereafter, biodiversity enhancement measures shall be carried out in accordance with the approved details and shall be retained as such thereafter in accordance with the approved details.
- 13) No development shall commence unless and until a Landscape and Ecology Management Plan (LEMP), which shall cover both the construction and operational phases of the development, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out or managed other than in accordance with the approved LEMP.
- 14) Prior to the installation of any external lighting, a full lighting strategy to include an illustration of proposed light spill and which adheres to best practice guidance in relation to ecological impact, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the

development shall be carried out and retained in accordance with the approved strategy.

- 15) Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby permitted, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to and approved in writing by the Local Planning Authority.
- 16) Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby permitted, no works of site clearance, demolition or construction shall take place which are likely to impact on Great Crested Newts until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to and approved in writing by the Local Planning Authority.
- 17) Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby permitted, no works of site clearance, demolition or construction shall take place which are likely to impact on badgers until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to and approved in writing by the Local Planning Authority.
- 18) Prior to the commencement of any works associated with the construction of a dwelling, details of the means by which all dwellings shall be designed and constructed to achieve an energy performance standard equivalent to a 19% improvement in carbon reductions on 2013 Part L of the Building Regulations (unless a different standard is agreed in writing with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details and no dwelling hereby permitted shall be occupied until it has been constructed in accordance with the approved energy performance measures.
- 19) No part of the development hereby permitted shall be constructed above finished floor level until a full scheme of works for the following improvements have been submitted to and approved in writing by the Local Planning Authority: the Bicester Road/Station Road/Blackthorn Road/West End junction, as shown indicatively on drawing Ref: T21547 003 contained within the submitted Transport Assessment, dated 6 December 2021. The occupation of the development shall not begin until those works have been completed in accordance with the approved details.
- 20) No development shall commence above slab level unless and until full specification details of the proposed new footway along Station Road, connecting the site access to the existing footway on the southeast side of Station Road, which shall include construction, layout, surfacing, lighting and drainage details, have been submitted to and approved in writing by the Local Planning Authority. No property hereby permitted

shall be occupied until the new footway has been constructed in full accordance with the approved details, which shall be retained as implemented thereafter.

- 21) As part of any reserved matters application relating to layout, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented other than in accordance with the approved details and shall be implemented before the development is completed. The scheme shall thereafter be managed in perpetuity in accordance with the approved details. The scheme shall also include: Discharge rates based on 1:1 year greenfield run off rate; Discharge Volumes; Sustainable Drainage Systems (SuDS); Maintenance and management of drainage and SuDS features (to include the provision of a SuDS Management and Maintenance Plan); Infiltration in accordance with BRE365; Detailed drainage layout with pipe numbers; Network drainage calculations; Phasing; Flood Flow Routing in exceedance conditions (to include provision of a flood exceedance route plan); A detailed surface water catchment plan.
- 22) As part of any reserved matters application relating to layout, a noise assessment shall be submitted and approved in writing by the Local Planning Authority to demonstrate how acceptable internal and external noise levels shall be achieved for the proposed dwellings and amenity spaces. If the proposal includes the use of background ventilation, a ventilation and overheating assessment shall be carried out and submitted for approval. The development shall thereafter be carried out in accordance with the approved details and any approved mitigation measures shall be retained thereafter.
- 23) As part of any reserved matters application relating to layout, an Arboricultural Impact Assessment, a Tree Protection Plan and an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved Tree Protection Plan and AMS.
- 24) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works. If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition, a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars. The requirements of this condition shall have effect until the expiration of five years from the date of the approval of the final reserved matters.

- 25) As part of any reserved matters application relating to layout, the details of a new public right of way across the site from existing right of way 272/12 to the west as far as Station Road to the east shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development, the new public right of way shall be constructed and retained in accordance with the approved details and made available to use by the public at all times.
- 26) As part of any reserved matters application relating to layout, full details of the live-work dwellings hereby permitted, including the extent and type of commercial workspace within each unit and a management plan of how they will be controlled and the division of space between residential and commercial space provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be occupied in accordance with the approved details. The live-work dwellings shall thereafter be used solely as live-work units (*sui generis*) and for no other purpose including for residential or employment use.
- 27) As part of any reserved matters application, full details of a renewable energy strategy for the site in accordance with Policy ESD5 of the Cherwell Local Plan (July 2015), shall be submitted and approved in writing by the Local Planning Authority. Prior to the first occupation of any building the renewable energy serves, the relevant measures contained within the approved strategy shall be carried out in full.
- 28) Prior to the first occupation of any property hereby permitted, a revised Residential Travel Plan Statement meeting the requirements set out in the Oxfordshire County Council guidance document, "Transport for New Developments; Transport Assessments and Travel Plans" shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and monitored in accordance with the approved details.
- 29) No property hereby permitted shall be occupied until written confirmation has been sought and attained from the Local Planning Authority that either: evidence to demonstrate that all water network upgrades required to accommodate the additional flows/demand from the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water and the Local Planning Authority in writing to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.
- 30) No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres person/day, a limit that shall continue to be accorded with at all times thereafter.
- 31) Prior to the first occupation of any part of the development, the means of access shall be constructed in accordance with the details shown on the approved plans Ref: T21547 001A and T21547 002 and shall be retained as such thereafter.

Appendix 5



Appeal Decision

Hearing Held on 4 September 2019

Site visit made on 4 September 2019

by M Allen BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 October 2019

Appeal Ref: APP/C3105/W/19/3222428

Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Hollins Strategic Land LLP against the decision of Cherwell District Council.
 - The application Ref 18/00792/OUT, dated 4 May 2018, was refused by notice dated 31 October 2018.
 - The development proposed is an outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 52 no. dwellings, with associated works and provision of open space.
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Decision

1. The appeal is allowed and planning permission is granted for an outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 46 no. dwellings, with associated works and provision of open space at Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN in accordance with the terms of the application, Ref 18/00792/OUT, dated 4 May 2018, subject to the following conditions set out in the attached Schedule.

Procedural Matters

2. The application was submitted in outline. The application form indicates that approval was sought only for the matter of access. I have determined the appeal on this basis.
3. During the course of the application, the number of units proposed was reduced from 52 dwellings as set out in the planning application form, to 46 dwellings. It was agreed at the hearing that the description should reflect this reduction in numbers, as such I have included this in the decision above.
4. The appellant submitted a draft agreement under s106 of the Town and Country Planning Act 1990 (as amended) at the hearing. At that time a number of amendments were being made and the agreement was unsigned. I agreed to allow 7 days for the submission of a signed and completed agreement, which has now been received. I have taken this agreement and the obligations therein into account when making my decision.
5. Prior to the hearing the Council highlighted that a number of the notification letters sent to interested parties did not contain the details of the date of the

hearing. At the start of the hearing I asked for the parties' views on this matter. The Council duly informed me that the correct details were sent with the notification letters and that it was only a saved office copy that lacked the details. The Council confirmed that the correct notification had therefore taken place. I was satisfied that interested parties had been notified and I proceeded with the hearing on this basis.

6. Since the close of the hearing the appellant has drawn my attention to a recent appeal decision. The Council has had the opportunity to comment on this decision. I am satisfied no prejudice has been caused and, as such, I have taken it into account when making my decision.

Main Issues

7. The main issues raised in this case are:
 - i) whether the development is acceptable in principle;
 - ii) the effect of the development on the character and appearance of the area; and
 - iii) whether the scheme makes adequate contribution towards the provision of infrastructure.

Reasons

Principle of development

8. The development plan for the area consists of the Cherwell Local Plan 2011 – 2031, Part 1 (the CLP 2011) and the saved policies of the Cherwell Local Plan 1996 (the CLP 1996). At the hearing, the Council agreed that only the policies referred to in the decision notice were being relied on, namely Policies Villages 2 (PV2) and ESD15 of the CLP 2011 and Policies C15 and C33 of the CLP 1996.
9. The spatial strategy as set out in the CLP 2011 directs most growth to locations within or immediately adjoining Banbury and Bicester. Growth within the remainder of the district is limited and directed towards the larger villages. It was acknowledged by the Council that the appeal scheme would not affect its overall housing strategy.
10. PV2 identifies that 750 homes will be delivered at Category A villages, of which Bodicote is one of twenty-three, as defined in Policy Villages 1 (PV1). It was highlighted at the hearing that Policy Villages 2 contains no requirements in respect of the distribution of housing across the Category A villages, as well as no timeframe or trajectory for their delivery. Both main parties agreed that the 750-figure provided in the policy is not a ceiling or limit. It is also noteworthy that the policy requires the delivery of 750 units, not just a requirement to grant planning permission for this number.
11. My attention has been drawn to a previous appeal decision in the district¹ in which the Inspector noted that it would require a "material exceedance" of the 750-figure in order to conclude that there would be any conflict with PV2. The Council stated that if this appeal were allowed, it would not trigger a material increase over 750 dwellings. Furthermore, the figure refers to dwellings delivered, not consented, of which according to the Council there are 271. There are also a further 425 under construction. Since March 2014, there has

¹ APP/C3105/W/17/3188671, decision date 18 September 2018

been a delivery rate of 54 dwellings per year from PV2, which would result in the delivery of 750 homes by 2028, three years before the end of the plan period (2011-2031). This however assumes that the delivery of housing will continue at this rate and that all permissions that have been granted will not only be implemented but completed.

12. The appellant has suggested that a 10% lapse rate for sites should be applied in recognition that not all sites granted planning permission will necessarily come forward. The Council disagree with this point and contend that it is likely that all sites will be delivered. Whilst I acknowledge that the delivery rate has increased in recent years, this will undoubtedly fluctuate from year to year, as evidenced by the fact that the Council state that in 2014/15 only two homes were delivered. There is also reference to the Council's Annual Monitoring Report (2018) identifying that permission for 33 dwellings had either lapsed or not been issued, suggestive of some permitted schemes not being delivered.
13. In my view, it is not realistic to expect that all dwellings that have the benefit of planning permission will, in fact, be delivered. I acknowledge the Council's opinion that there should not be a lapse rate applied, given that when undertaking reviews of permissions they liaise directly with developers and agents, the submission of applications to discharge planning conditions can be taken as an indication of intent to implement a permission and there is a good record of delivery. However, this does not account for any circumstances where a development may not come forward. As such, I do not consider it realistic to expect a 100% delivery rate for the permitted dwellings.
14. Even if all sites were delivered, and as I state above, I am not convinced that they will be, it is accepted by the Council that the grant of permission for an additional 46 dwellings would not lead to a material increase over the figure expected by PV2.
15. I note that reference is made to Bodicote having been subject to permissions for a number of developments which would deliver 99 new dwellings. However, there is no reference in PV2 to any distribution of new dwellings across the twenty-three Category A villages. Furthermore, given the close proximity of Bodicote and the appeal site to Banbury, together with good accessibility to larger settlements and the services that are within Bodicote itself, the site would be one of the most accessible locations, with access to services, for new residential development, which is reflected in its categorisation in PV1 as a Category A or "Service" village.
16. The Council also has concern that allowing the appeal scheme would restrict the potential for a more even spread of housing across all of the Category A villages. However, PV2 does not require any spatial distribution. Moreover, the development is near to one of the main settlements, Banbury, which provides for access to a good range of services and with access to a range of transport modes.
17. The appellant has drawn my attention to a recent appeal decision² in the district which allowed up to 84 dwellings under PV2. Notwithstanding the stance taken at the hearing, the Council now consider that this permitted scheme together with the appeal scheme would result in a material increase over the 750-dwelling delivery target. However, the Council are including 31

² APP/C3105/W/19/3228169, decision date 9 September 2019

dwelling for which there is a resolution to grant permission. Whilst this matter is noted, these are not schemes for which planning permission currently exists and until such time that a decision is issued on them, it is open to the Council to consider any subsequent change in circumstances that may occur.

18. The grant of permission for these 84 dwellings adds to the number of dwellings above 750 which have permission, but the number of dwellings that have currently been delivered falls far short of this figure (271 as referred to above). There will undoubtedly be a point where there will be a situation that will result in the material increase over the 750 dwellings figure and at that time there will be some planning harm arising from the figure being exceeded, for example harm to the overall locational strategy of new housing in the district. There is no substantive evidence before me to demonstrate that this is the case in this appeal. Clearly, when considering any subsequent schemes however, this matter will need to be carefully scrutinised.
19. However, at this time, no evidence of such harm has been presented and, in my view, the allowing of this appeal for 46 dwellings would not harm the overall strategy of the development plan which is to concentrate housing development in and around Banbury and Bicester. This is particularly so given the specific circumstances of this site, including its close proximity to Banbury.
20. The Council contended that both policies PV1 and PV2 should be considered together. However, I find nothing to suggest that this is the case, and both appear to be discrete policies against which development proposals can be assessed. In any event, it is conflict with PV2 that the Council allege, and it is this matter which I have considered. There is no mention of conflict with PV1 in the Council's reason for refusal.
21. Accordingly, I am satisfied that the scheme would not result in a material increase over the target of delivering 750 dwellings and thus the principle of development is acceptable on this site in accordance with Policy PV2 of the CLP 2011.

Character and appearance

22. The site lies to the northern fringe of Bodicote and currently comprises of a grassed field with a number of buildings associated with a farm shop which operates at the site, together with associated external storage, with an area of caravan storage also. The site also contains several mature trees which are the subject of a Tree Preservation Order (TPO). Access to the site is gained from the adjacent White Post Road.
23. The site is enclosed along Oxford Road to the east by hedging which contains a number of trees. This boundary effectively screens the site from the majority of views from Oxford Road. To the north, along White Post Road, the site is enclosed by a mixture of hedging and post and rail fencing. There are however clear views into the site from this road where it appears as a field surrounded by existing development, particularly the existing farm shop buildings and the school located to the east. To its southern extremity, the site borders existing residential development, comprised of two-storey dwellings.
24. The Council contend that the site comprises the last undeveloped gap which provides separation between Bodicote and Banbury and as such is an important green space preventing the coalescence of these two settlements. It was also

stated at the hearing that when leaving Banbury and entering Bodicote, there is the feel of leaving the larger settlement and entering a village. However, in my view, this overstates the importance of the site, as a whole, as a separating feature. I observed there to be development on the other side of Oxford Road, extending northwards, which stretches beyond the appeal site. This existing development already diminishes the distinction between Bodicote and Banbury and the introduction of development on the appeal site would not materially worsen this.

25. There is an area of vegetation between the northern extremity of the site and the Bankside flyover at the southern edge of Banbury which provides a much stronger visual break between the settlements. This would be unaffected by the proposal. Moreover, the existing development that lines Oxford Road does not, in my view, result in a village feel or appearance to the area. Whilst I acknowledge that the whole of the eastern boundary of the site currently comprises hedging, it is located near to existing built development and is not reflective of a rural countryside location. Furthermore, the indicative layout submitted, shows that dwellings would be set off the eastern boundary, with the provision of a green corridor which would limit the visibility of dwellings from Oxford Road. As a consequence, the introduction of built development within the appeal site would not have an unacceptably urbanising effect.
26. The Council also refer to the area surrounding the site having a spacious and open feel. However, there is built development to the immediate south of the site, as well as to the east. This significantly limits any sense of spaciousness. Whilst a school lies to the west, with its associated playing fields, this does little to create a sense of spaciousness. I appreciate that the majority of the site is currently not covered by built development, however the proposed residential development would not be out of character with its context of nearby development.
27. Additionally, the indicative layout submitted with the application shows that proposed dwellings would not extend into the northern part of the site, which would be left open as amenity open space. This would re-enforce the visual break provided by the existing landscaping I refer to above and ensure that from viewpoints in close proximity to the site along White Post Road, an open aspect is retained to an acceptable degree, with buildings set back within the site. It would also provide a "green link" with the mature trees and landscaping to the west of the site, along Salt Way. Thus, a distinction between the two settlements would be maintained.
28. The matter of access is for determination at this stage and the submitted details show the creation of a new vehicular access to the east of the existing. Whilst it is likely that this will be a more formal and well-defined feature at this location, given the context of the site, in particular the appearance of the formal and engineered slip road onto Oxford Road and the Bankside flyover, this would not be unduly prominent or appear as a discordant element. The Council also express concern in respect of the prominence of the development in views from Sycamore Drive to the north west. However, these would not be close up views and where the development may be visible, it would be in the context of the amenity open space to the north and set back into the site. As such, I consider that any visual effect in this regard would be acceptable.

29. The mature trees within the site are the subject of a TPO and whilst there is no immediate concern over the removal of these trees, the matter of the future maintenance of the trees was raised at the hearing. In this respect, I note that the indicative layout of the site takes into account the existing trees and positions buildings around them. As such, whilst I appreciate that these details are indicative only, I have no substantive evidence before me to persuade me that the scheme would have an adverse effect on the future health of the protected trees, particularly in light of the matters of layout and landscaping being for future consideration.
30. Accordingly, I find that the scheme would not harm the character or appearance of the area and as such there would be no conflict with Policies Villages 2 and ESD15 of the CLP 2011 and Policies C15 and C22 of the CLP 1996. Together, and amongst other things, these policies seek to ensure that significant adverse landscape impacts are avoided, that new development reinforces local distinctiveness, that the coalescence of settlements is resisted and that important undeveloped gaps are preserved.

Infrastructure

31. The appellant provided a draft planning obligation by deed of agreement under section 106 of the Town and Country Planning Act 1990 (as amended), section 11 of the Local Government Act 1972 and section 1 of the Localism Act 2011. Subsequent to the hearing, the appellant has now provided a signed and completed agreement.
32. The agreement contains obligations following discussions with the Council, since the application was refused. Prior to the hearing, a table was provided outlining all of the requirements that the Council sought to be secured by way of the legal agreement. These include:
- Affordable housing
 - Open space and landscaping
 - Off-site sports and Community facilities
 - Primary medical care
 - Public transport services
 - Primary school provision
 - Refuse Disposal
 - Transportation and Highways
33. The submitted details outline the basis on which the contributions are sought, with reference to development plan policies and the adopted Developer Contributions Supplementary Planning Document (SPD) (2018). At the hearing, the appellant raised concern in respect of two of the required contributions as set out: Primary Medical Care (PMC) and Refuse Disposal (RD).
34. In respect of PMC, I note that the NHS Oxfordshire Commissioning Group highlights that North Oxfordshire, particularly the Banbury area, is mostly at capacity in terms of PMC and that housing growth will require additional or expanded infrastructure to be provided. I consider this to be reasonable, given the proximity of the site to Banbury where there is an identified shortfall in service provision. In regard to RD, the appellant initially had concerns that there was insufficient justification for a contribution in this respect, highlighting that facilities were ordinarily funded through Council Tax income. The Council clarified that the contribution would be towards bin provision for new dwellings, which is not funded by Council Tax. Following this, the appellant was satisfied

that the RD contribution was justified based on the SPD. I have no reason to disagree.

35. Having reviewed the details of the contributions, they are necessary to make the development acceptable in planning terms, directly related to the development as well as fairly and reasonably related in scale and kind to the development.
36. Accordingly, the scheme would comply with Policies INF1, BSC3, BSC7, BSC10, BSC11, BSC12 and SLE4 of the CLP 2011. Together, and amongst other things, the policies seek to ensure development provides a proportion of affordable housing, that education needs are met, that schemes make adequate open space, outdoor sport, recreation and community facility provision, that infrastructure is provided to meet the District's growth and that the transport impacts of development are mitigated.

Other Matters

37. Interested parties have raised concerns in respect of the effect of the development on wildlife in the area, as well as on highway safety, in particular the effect of additional traffic and potential conflict with traffic in association with the adjacent school. However, I note that the Council do not object to the proposal on the basis of these matters. Furthermore, I have no substantive evidence to show that there would be any detriment in respect of these matters. As such, they have little bearing on my decision.
38. There has also been concern in respect of the effect on infrastructure in the area. The contributions secured by the legal agreement are intended to mitigate the effects of the proposal on such matters and as such the scheme would not result in any harm in this regard.
39. I note that concern has been expressed by interested parties in respect of the proximity of proposed dwellings to existing ones. However, the matter of the layout of the site is for later determination. There is also reference to the loss of the existing farm shop, as well as the use of the grassed area for events. The Council have raised no objection on this basis and in the absence of a policy basis for protecting these existing uses I find that I have no reason to find differently.
40. There was reference to the ability of the Council to demonstrate a three and five-year supply of deliverable housing sites. As I have found above that the scheme accords with an up-to-date development plan, this is not a matter which I need to consider further.

Conditions

41. A list of draft conditions was provided prior to the hearing and as set out in the Statement of Common Ground; these were agreed by both main parties. Nonetheless, there was a discussion on these suggested conditions at the hearing. I have considered the conditions in light of the advice of the Planning Practice Guidance and the six tests.
42. I have imposed standard conditions relating to the submission and timing of reserved matter applications and the commencement of development. A condition is also required to ensure compliance with the submitted plans, but only in respect of access, as this is not a reserved matter.

43. Given the proximity of the site to Oxford Road, I have imposed a condition requiring details of measures to ensure that the living conditions of residents will not be adversely impacted on by noise. A condition is also imposed in respect of biodiversity enhancements, as required by Policy ESD10 of the CLP2011, as well as requiring that the development incorporate the recommendations of the Habitat Survey Report. In order to protect retained trees a condition in respect of an Arboricultural Method Statement is required.
44. In order to ensure the development does not adversely affect the natural environment and or the living conditions of nearby residents, I have included a condition requiring the submission of a Construction Environmental Management Plan. In order to ensure that any contamination of the site is satisfactorily dealt with, conditions are required in respect of site investigation and any necessary remediation, together with measures to deal with unsuspected contamination.
45. I have included a condition in respect of the construction details of the vehicular access, in the interests of highway safety. Similarly, a condition is required stopping up the existing vehicular access. In order to ensure the potential for buried remains within the site is properly addressed a condition is included requiring a written scheme of archaeological investigation. So that there is no conflict between residential properties and the existing farm shop, a condition is included requiring the demolition of all existing buildings prior to the occupation of any dwelling.
46. In the interests of sustainable transport and to ensure the site is accessible by a range of transport modes, conditions are included requiring travel plan statements and travel information packs to be provided to occupiers, as well as ducting to allow for the installation of electric charging points. I have also included a condition preventing occupation of any dwelling until necessary upgrades to the wastewater, surface water and water supply infrastructure have been completed. To facilitate communications infrastructure, a condition is necessary in respect of high-speed broadband facilities.
47. In the interests of biodiversity, I have imposed a condition requiring full details of external lighting to be submitted with the reserved matters application in respect of layout. Also, in this regard I have included a condition preventing site clearance or demolition of buildings during the bird nesting season.
48. A condition is recommended in respect of the reserved matters reflecting the principles set out in the submitted parameters plan, landscape strategy plan and indicative species list. However, only the matter of access is for determination at this stage and it has not been evidenced that the illustrative details submitted would be the only satisfactory way to develop the site. As such, I do not consider this condition is necessary.
49. To safeguard landscaping that contributes to biodiversity, a condition is recommended requiring a landscape and ecological management plan. However, as landscaping is a reserved matter it is not necessary to impose such a condition at this stage. Similarly, it is not necessary to impose a condition securing the implementation of landscaping or the retention of trees and hedgerows, as these are matters that should properly be dealt with under future reserved matters.

50. Conditions have been recommended in respect of the construction of internal roads and footways, vehicular parking areas and manoeuvring areas and provision of cycle parking facilities. Whilst access is for determination at this stage, this refers only to the means of access to the site. As such, these matters can be dealt with satisfactorily under a subsequent reserved matters application in respect of layout.

Conclusion

51. I have found that the scheme would not result in a material increase over the target of delivering 750 dwellings and therefore would not conflict with Policy PV2 of the CLP 2011. I have also found that the scheme would not result in harm to the character and appearance of the area. Furthermore, a completed legal agreement has been submitted securing the necessary contributions. The scheme therefore complies with the development plan.
52. For the reasons given above, and having regard to all matters raised, I conclude that the appeal should be allowed.

Martin Allen

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Sarah Reid, of Counsel

instructed by Hollins Strategic Land
LLP

Stephen Harries BSc (Hons), MRTPI

Director, Emery Planning

Nigel Evers, CMLI

Director, Viridian Landscape Planning

FOR CHERWELL DISTRICT COUNCIL:

Linda Griffiths

Principal Planning Officer, Cherwell
District Council

Yuen Wong

Principal Planning Policy Officer,
Cherwell District Council

INTERESTED PERSONS:

Cllr Mrs Heath

Councillor, Cherwell District Council,
Adderbury, Bloxham and Bodicote
Ward

Zzazz Foreman

Bodicote Parish Council

Eileen Meadows

Local Resident

Matthew Case

Oxfordshire County Council

DOCUMENTS

- 1 Draft Section 106 Planning Agreement
- 2 Drawing Number IL1002 Rev C – Parameters Plan Final
- 3 Letter from Bovis Homes dated 29th August 2019
- 4 Letter from Emanuel Land & Real Estate dated 18th June 2018
- 5 Letter from the Land Team UK dated 6th June 2018
- 6 Extract of appellants closing submissions made at Inquiry in respect of Appeal ref APP/C3105/W/17/3188671
- 7 Addendum to CIL table

Schedule of Conditions

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall commence not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing number 1608/01 (Proposed Site Access Arrangements White Post Road), dated April 2018.
- 5) The first reserved matters application shall be accompanied by a specialist acoustic consultant's report demonstrating that internal noise levels in habitable rooms within the dwellings and external noise levels for outdoor areas (including domestic gardens and recreation areas) will not exceed the criteria specified in the British Standard BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. Where mitigation measures are required in order to achieve these standards, full details, to include any acoustic barriers, planting, glazing and ventilation requirements as necessary, shall also be included. The approved mitigation measures shall be implemented prior to the first occupation of the affected dwellings and the first use of the outdoor areas. The measures shall be retained as approved at all times.
- 6) The first reserved matters application shall be accompanied by a method statement for protecting and enhancing biodiversity on the site, to include all details of proposed bat and bird boxes and all integrated features within buildings, together with timings for their installation. The method statement shall also include details in respect of the implementation of the recommendations as set out in Section 6 – Conclusions and Recommendations of the "Extended Phase 1 Habitat Survey Report", prepared by REC, dated April 2018. The biodiversity protection and enhancement measures shall be carried out and retained in accordance with the approved details.
- 7) As part of the reserved matters application in respect of layout, a surface water drainage scheme for the site shall be submitted. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The scheme shall also include:
 - Discharge Rates
 - Discharge Volumes
 - SUDS (Sustainable Drainage Systems) (the suds features mentioned within Section 5.3 of the Flood Risk Assessment)
 - Maintenance and management of SUDs
 - Infiltration tests to be undertaken in accordance with BRE365 – Soakaway Design
 - Detailed drainage layout with pipe numbers
 - Network drainage calculations

- Phasing plans
- Flood routes in exceedance (to include provision of a flood exceedance route plan).

The scheme shall be implemented in accordance with the approved details.

- 8) The reserved matters application in respect of layout shall include full details of all external lighting, including predicted lux levels and light spill and details showing that lighting avoids vegetation and site boundaries. The lighting shall at all times accord with the approved details.
- 9) No development, other than demolition, shall commence before an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include protective fencing specifications and details of construction methods close to retained trees and hedges; and shall be undertaken in accordance with BS: 5837:2012 (including all subsequent revisions). Thereafter, the development shall at all times be carried out in accordance with the approved AMS.
- 10) No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The CEMP shall include details of:
 - i) Construction traffic management measures;
 - ii) Measures to ensure construction works do not adversely affect biodiversity and protect habitats and species of biodiversity importance;
 - iii) Measures to ensure construction works do not adversely affect nearby residential properties, including any details of consultation and communication with local residents.

The approved CEMP shall be adhered to throughout the construction period for the development.

- 11) No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
 - i) a survey of the extent, scale and nature of contamination;
 - ii) the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.

- 12) No development shall take place where (following the risk assessment required by Condition 10) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.
- 13) No development shall take place, other than demolition, before full details of the means of access between the land and the highway, including layout, construction, materials, surfacing, drainage and vision splays have been submitted to and approved in writing by the local planning authority. The means of access shall be completed in accordance with the approved details prior to the occupation of any dwelling and thereafter retained as approved.
- 14) No development shall take place until a Written Scheme of Archaeological Investigation shall have been submitted to and approved in writing by the local planning authority. The scheme shall include
 - i) the programme and methodology of site investigation and recording;
 - ii) the programme for post investigation assessment;
 - iii) the provision to be made for analysis of the site investigation and recording;
 - iv) the provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - v) the provision to be made for archive deposition of the analysis and records of the site investigation;
 - vi) the nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 15) Prior to the occupation of any dwelling hereby approved, all existing buildings as shown on Drawing Number S18-225 (Topographical Land Survey) shall be demolished and the resultant debris and materials removed from the site.
- 16) No dwelling shall be occupied before a Travel Plan Statement and Travel Information Pack have been submitted to and approved in writing by the local planning authority. The approved documents shall be provided to each dwelling on its first occupation.
- 17) No dwelling shall be occupied until a system of ducting to allow for future installation of electrical vehicles charging infrastructure has been provided to serve that dwelling.

- 18) No dwelling shall be occupied until written confirmation has been provided that either:
- i) all wastewater network, surface water network and water network upgrades required to accommodate the development have been completed, or
 - ii) a housing and infrastructure phasing plan has been submitted to and approved in writing by the local planning authority, allowing properties to be occupied on a phased basis.

Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the approved details.

- 19) No dwellings shall be occupied until it has been provided with service connections capable of supporting the provision of high-speed broadband to serve that dwelling.
- 20) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.
- 21) Prior to the first use of the access hereby approved, the existing access onto White Post Road shall be permanently stopped up by means of the installation of a verge and full-height kerb and shall not be used for any vehicular traffic whatsoever.
- 22) Any vegetation clearance and all works to demolish existing buildings shall take place outside of the bird nesting period (1 March to 31 August inclusive), unless a check for breeding birds has been undertaken by a suitably qualified surveyor within 24 hours of work commencing. If a nest (or a nest in construction) is found, a stand-off area should be maintained until the young have fledged.

APPEARANCES

FOR THE APPELLANT

Sarah Reid KC	Barrister, Kings Chambers
David Bainbridge	Director, Savills Planning
Rebecca Bacon	Associate, Savills Planning
Clare Mitchell	Associate Director, Savills Urban Design
Wendy Lancaster	Landscape Director, Tyler Grange
James Parker	Director, Hub Transport Planning Ltd
Nick Banks	Regional Director (South East), Richborough Estates
Alex Bennett	Director, Mewies Engineering Consultants Ltd

FOR THE COUNCIL

James Kirkham	Case Officer
Andrew Murphy	Planning Consultant, Stansgate Planning

INTERESTED PARTIES

Judith Coats	Infrastructure Funding Team Leader, Oxfordshire County Council
Roger Plater	Transport Planner, Oxfordshire County Council
Angus Patrick	Local Councillor
Simon Turner	Launton Parish Council
Richard Lodge	Local resident
Bridget Evans	Local resident

DOCUMENTS SUBMITTED AFTER THE HEARING

Planning Obligation by deed of agreement under Section 106 of the Act, dated 27 October 2022

Deed of Covenant, dated 27 October 2022

Appendix 6

Appeal Decision

Inquiry opened on 20 August 2019

Site visit made on 22 August 2019

by Philip J Asquith MA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 9th September 2019

Appeal Ref: APP/C3105/W/19/3228169

Land at Merton Road, Ambrosden, OX25 2NP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Gladman Developments Ltd against the decision of Cherwell District Council.
 - The application Ref. 18/02056/OUT, dated 26 November 2018, was refused by notice dated 20 February 2019.
 - The development proposed is the erection of up to 84 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Merton Road. All matters reserved except for means of access.
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Decision

1. The appeal is allowed, and outline planning permission is granted for the erection of up to 84 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Merton Road. All matters reserved except for means of access, at land at Merton Road, Ambrosden, OX25 2NP in accordance with the terms of the application Ref. 18/02056/OUT, dated 26 November 2018, subject to the conditions in the schedule at the end of this decision.

Procedural Matters

2. The application was submitted in outline with all matters except for access to be reserved for future consideration. The application was supported by a Development Framework Plan¹ (DFP) which, it was confirmed at the inquiry, was for illustrative purposes only and which I have treated as such.
3. The Appellant submitted a Unilateral Undertaking (UU) under s106 of the Town and Country Planning Act 1990 (as amended) containing a number of planning obligations. As the awaiting of comments on this from the Council had prevented a signed version being submitted during the inquiry, I agreed to accept a completed UU within 14 days of its close. A signed and certified UU was duly submitted. I have taken the various obligations into account in arriving at my decision. These are discussed below.

¹ Drawing No. CSA/3888/103 Rev F

Main Issues

4. The Council refused permission for four reasons. The third reason related to the Council's concern that the Appellant's Ecological Appraisal had provided insufficient detail as to whether a net gain in biodiversity could be achieved by the proposed development. Further, it suggested that insufficient surveys had been carried out to demonstrate that the development would not cause unacceptable harm to Great Crested Newts, a protected species.
5. However, in its Statement of Case the Council indicated that its concern regarding a net gain in biodiversity could be dealt with by the imposition of a condition should planning permission be granted. Furthermore, the Appellant submitted to the Council additional survey information on Great Crested Newts, together with a mitigation strategy. A Statement of Common Ground (SoCG) between the Appellant and the Council confirms that the additional information submitted provides adequate detail to confirm that survey work has been completed and that the proposed mitigation strategy is adequate to meet Natural England's standard licensing requirements.
6. It is also agreed that the information submitted is adequate to confirm that the proposed development would not affect the favourable conservation status of the species and that with the application of the suggested mitigation methods a derogation licence from Natural England would be likely to be forthcoming. As a result, the Council agreed that the matters relating to the third reason for refusal had been resolved and that mitigation could be achieved through the imposition of a suitably worded condition.
7. As a consequence of the above and having considered all the evidence provided, I consider the main issues in this case to be:
 - whether the proposal would lead to an over-concentration of new housing development in Ambrosden which would undermine the Council's housing strategy and prejudice a more balanced distribution of housing growth, contrary to Cherwell Local Plan policy and policies in the National Planning Policy Framework (the Framework);
 - the effect of the proposed development on the character and appearance of the surrounding area and on the significance of the Grade II* listed Church of St Mary the Virgin through change in its setting; and
 - whether the proposal makes adequate provision for necessary infrastructure directly arising from its development.

Reasons

Development Plan

8. The relevant development plan comprises the Cherwell Local Plan 2011 – 2031 (Part 1) (CLPP1), adopted July 2015, and saved policies of the Cherwell Local Plan 1996. In regard to the latter, the only policy referred to within the reasons for refusal is Policy C28. Amongst other matters this seeks to ensure appropriate standards of layout, design and external appearance. These are matters of limited relevance in respect of an outline application when they are reserved for subsequent approval. On behalf of the Council it was accepted at the inquiry that reliance is no longer placed on this policy in respect of impact on character and appearance.

9. Having regards to CLPP1, it was also accepted by the Council's planning witness that only those policies referred to within the reasons for refusal are relied upon and that it can be assumed no conflict arises with other policies.
10. The spatial strategy for the district underpinning CLPP1 is to focus the bulk of proposed growth in and around Bicester and Banbury. Growth within rural areas is to be limited, with this being directed towards the larger and more sustainable villages and with development in open countryside being strictly controlled.
11. CLPP1 Policy Villages 2 (PV2) concerns the distribution of growth across the district's rural areas. It indicates that a total of 750 homes will be delivered at Category A villages². This is in addition to the rural allowance for small site windfalls and planning permissions for 10 or more dwellings that existed as at 31 March 2014. Category A villages are 'Service Centres' listed under Policy Villages 1. These are considered to be the most sustainable villages, of which Ambrosden is one, which offer a wider range of services and are well connected to major urban areas, particularly by public transport.
12. In considering sites under this policy particular regard is to be given to a list of 11 specified criteria. Amongst these are: whether the land has been previously developed or is of lesser environmental value; whether significant adverse impact on heritage or wildlife assets could be avoided; whether development would contribute in enhancing the built environment; whether significant adverse landscape impact could be avoided; and whether the site is well located to services and facilities³.
13. Under Policy ESD 13 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, amongst other matters, they would cause undue visual intrusion into the open countryside, be inconsistent with local character, or harm the setting of settlements, buildings, structures or other landmark features. Policy ESD 15 indicates that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design.
14. The Council's fourth reason refusal referred to the absence of satisfactory obligations under s106 to secure a range of necessary infrastructure. It consequently listed a range of CLPP1 policies with which the development would conflict, and which aim to secure satisfactory provision in respect of matters such as affordable housing, public services / utilities, open space and recreation facilities, contributions to mitigate transport impact and adaptation measures to ensure more resilience to climate change. The Council accepts that the proffered s106 UU now addresses these matters.
15. The Cherwell Local Plan Part 1 Partial Review aims to help satisfy the unmet housing needs of Oxford over the period 2011 – 2031. This was submitted for Examination in March 2018 and hearing sessions into the Review were held in February 2019. It sets out policies to achieve the delivery of an additional

² The accompanying text to the policy makes it clear that this quantum would be made up from sites for 10 or more dwellings

³ It is only these particular criteria with which the Council considers that the proposal would conflict

4,400 dwellings within Cherwell district, with allocations being made as close to Oxford as possible. At the time of the inquiry no formal report on the Examination had been issued although the Inspector's preliminary conclusions support the 4,400-figure to be accommodated within Cherwell. There is agreement between the Appellant and the Council that the part of the district within which Ambrosden is situated is unaffected. The Appellant considers that the emerging Partial Review sits alongside, rather than interfering with, the CLPP1 strategy for the district.

First reason for refusal - housing strategy and distribution of housing growth

16. The 750 homes figure for Category A villages is a component of the overall provision made by CLPP1 Policy BSC1 to meet the district's housing requirement of 21,734 between 2014 and 2031⁴. The Council contends that it can demonstrate both a three-year and a five-year supply of deliverable housing land within the district. This is not contested by the Appellant for the purposes of this appeal⁵.
17. The overall housing strategy of the CLPP1 is to rebalance growth to concentrate it within Bicester and Banbury. In crude terms the strategy seeks to provide for about three quarters of new dwellings over the plan period in the two towns. This compares with a proportion of about half in the period leading up to the plan's adoption when the other half had taken place in smaller settlements, adding to commuting by car and road congestion at peak times.
18. The Appellant notes that if up to 84 dwellings were to be provided on the appeal site this would represent less than 0.4% of the district's requirement over the plan period. If the proposed scheme were to be added to the stock of planning permissions recorded in the Council's Annual Monitoring Report, some 82.7% of permissions identified would be in Bicester and Banbury (the figure being 82.2% if added to the stock of permissions identified in the Council's 2019 update).
19. The Council's table of the district's residential completions and planning permissions from 2011 to 31 March 2019 (with a baseline of the latter date) records that, of the 14,170 dwellings built or permitted, some 27% were in the 'rest of the district' with 73% located in the towns of Bicester and Banbury. The Council accepts that the overall strategy of the plan to deliver most housing to Bicester and Banbury is currently succeeding.
20. The Council's evidence notes that the totals of completed dwellings under PV2 (271) and those benefitting from permissions (479) add up to the 750-figure sought under the policy. It is not claimed there would be a current breach of the policy (since only 271 have been *delivered*). However, granting permission for up to 84 dwellings, which would be likely to be built out within a short time, together with the other 479 committed and deliverable dwellings, could give rise to a total of 834 dwellings being delivered several years prior to 2031, the end date of CLPP1.
21. There is agreement that the 750-figure is not a ceiling or cap. However, the Council has referred to previous appeal decisions where PV2 has been engaged.

⁴ The provision for the 'rest of the district' outside Bicester and Banbury is a total of 2,350 which is made up of the 750 plus the specific allocation of 1,600 at the former RAF site at Upper Heyford

⁵ SoCG on spatial strategy, August 2019

The Inspector in dismissing an appeal for up to 95 dwellings in Kirtlington in 2015 noted that "... any significant increase over and above 750 could lead to unconstrained growth which would result in non-compliance with the strategy for rebalancing housing growth away from the villages and rural areas"⁶. This was a conclusion shared by the Inspector dismissing an appeal for 26 dwellings at Weston on the Green⁷.

22. In granting permission for a housing development in Launton⁸ in September 2018, the Inspector noted that 750 was not an upper limit and that it would require a material exceedance to justify arriving at a conclusion that the policy was being breached. The Council considers that the addition of 84 dwellings would be a material exceedance of the 750, would therefore be contrary to PV2 and would weaken the strategy of the strong urban housing focus of the plan.
23. I am not convinced by the evidence provided by the Appellant's planning witness that the 750-figure has no development management significance. The Inspector determining the appeal against a residential development for up to 51 dwellings in Chesterton considered the use of figure of 750 in PV2 must have some form of constraining effect on total numbers, otherwise the policy would be meaningless in terms of its contribution towards the overall strategy of the plan⁹. Nevertheless, neither within Policy PV2 itself nor within CLPP1 as a whole is the term 'material exceedance' found. Even if to exceed the 750-figure by 84 units now at a point less than halfway through the CLPP1 plan period was to be regarded as a material exceedance, the question arises what planning harm would arise from such a breach? This is bearing in mind that such a quantum of housing would not be *delivered* until later in the plan period.
24. Policy PV2 does not contain any temporal dimension in that it does not specify when during the plan period housing should be delivered, nor does it contain any phasing element. Similarly, other than relating to Category A villages, the policy has no spatial dimension.
25. A concern of the Council is that to allow an exceedance of the magnitude envisaged could lead to unrestrained growth in Category A villages, although it was acknowledged at the inquiry that a precedent argument was not being advanced. However, I accept that there is force in the point advanced by the Appellant that the specific management criteria of Policy PV2 would seem to ensure that it is a self-regulating policy; if the point is reached where the number of dwellings granted in Category A villages is likely to undermine the Council's overall spatial strategy, a series of planning harms is likely to emerge. These might include the point where local infrastructure is unable to cope, land of higher environmental value is sought, or out-commuting and traffic congestion manifest themselves.
26. Further concerns of the Council are that allowing the proposal would lead to an over-concentration of development in Ambrosden and a disproportionate share of the PV2 housing provision. Existing recent housing developments in the village (Church Leys Farm and Ambrosden Court) permitted under Policy PV2

⁶ CD 6.03, APP/C3105/W/14/3001612, para 9. (The CD references are to Core Documents submitted for the inquiry)

⁷ CD 6.05, APP/C3105/W/16/3158925, para 17

⁸ CD 6.07, APP/C3105/W/17/3188671, para 18

⁹ CD 6.04, APP/C3105/W/15/3130576, para 13

amount to 129 units, which is 17% of 750¹⁰. If allowed, the proposal would represent a 25% share of the increased total of 834.

27. In an appeal decision on a 54-dwelling proposal in the Category A village of Hook Norton, acknowledged as a relatively sustainable location, the Secretary of State took the view that it would be acceptable for the village to provide a relatively larger share of the 750 dwellings than the other villages listed in PV2¹¹. There are some 23 Category A villages which display a wide range of populations, facilities and locations. Whilst the Council categorises these as the more sustainable settlements it is apparent that, comparatively, some settlements are clearly more sustainable than others.
28. Ambrosden is by population the fifth largest Category A village, with a population of in the region of 2,250¹². It benefits from a range of services including pre-school nurseries, primary school, food shop, post office / general store, village hall, two churches, hairdresser's, public house, recreational facilities and a limited opening doctor's surgery¹³. It is some 4.6km from Bicester, has two bus services through the village which connect to Bicester and Oxford, the more frequent S5 providing an hourly service through the week and on Saturdays. An off-road cycle path links the village with Bicester.
29. The CLPP1 allocates a considerable amount of land for employment uses on the southern and south-eastern outskirts of Bicester between the edge of the town and Ambrosden, with some development already in place. Whilst these areas are beyond what could be regarded as realistic daily walking distances for most people, they are within ready cycling distances. I address the more specific locational considerations of the appeal site in relation to village services and facilities below.
30. By comparison with the location and the range of facilities available in many of the other Category A villages, Ambrosden is one of the most sustainable settlements. There is agreement between the Appellant and the Council that this is the case. It is therefore unsurprising that recent housing schemes within the village have been permitted. On this basis, and against a background of no spatial apportionment of additional housing between Category A villages, and the intent of Policy PV2 that development should be enabled in the most sustainable locations, further development of the nature proposed would not be disproportionate.
31. The Council has expressed concern that allowing the proposal and exceeding the PV2 750-figure would make it more difficult for other Category A settlements to meet local housing needs within the second half of the plan period. However, no evidence has been provided as to the level of specific local housing need in any of the villages within the district and need is not disaggregated across different settlements. Policy PV2 does not contain a requirement to demonstrate a local housing need. Furthermore, should specific needs within villages be identified, Policies PV1 and PV3 would be relevant considerations to cater for this. Policy Villages 1 allows development within the built-up limits of villages, whilst PV3 provides for meeting specific identified

¹⁰ In addition, there is an 89-unit development at Springfield Farm that was permitted prior to 31 March 2014

¹¹ CD 6.13, APP/C3105/A/14/2226552, decision letter para 12

¹² This was a 2014 figure, so with more recent housing development in the village the figure is now likely to be higher

¹³ Evidence at the inquiry suggested that this was to close

housing needs through small-scale affordable schemes within or immediately adjacent to villages. The proposed scheme need not therefore pose any undue constraint on other villages to meet any specific or identified housing needs.

32. I have carefully noted views expressed by colleague Inspectors in the various appeal decisions to which reference was made during the inquiry. None of these decisions was made at a time when the 750-figure of delivered and committed dwellings had been reached. Concerns have been expressed in some decisions as to the possibility of contributing to unconstrained growth, as already noted¹⁴. But these decisions were made in the context of what were then hypothetical situations where the 750-figure might be breached.
33. I have not been privy to the evidence on which their decisions have been based, some of which were several years ago when the CLPP1 was in its very early years. It is not clear whether the decisions were informed by the examination of arguments which have been advanced in respect of the present proposal. Having regards to the detailed evidence provided in the present case, and for the reasons set out above, I do not consider that the Council has demonstrated how in its own right allowing the appeal would lead to the undermining of the Council's overall housing rebalancing strategy contrary to the intent of Policy PV2. The purpose of limiting growth within the rural 'rest of the district' is not an end in itself but is intended to ensure delivery of the rebalancing strategy of an urban focus of new development in Banbury and Bicester. I find that agreeing to the proposal need not make the maintenance of its strategy materially more difficult.
34. Part of the CLPP1's spatial strategy is to strictly control development in the open countryside. However, current national policy within the Framework does not couch protection of the countryside in terms of 'strict control'. It is also clear, and accepted, that in applying Policy PV2 locations on the edge of Category A villages would be used and are therefore likely to be in open countryside locations. I consider that should a proposal satisfy Policy PV2, if there was any inconsistency between it and one of the Council's objectives, such as strict protection of the countryside (which in itself could be considered to not be on all fours with the Framework's absence of a blanket protection of the countryside), the policy should take precedence. This was a point conceded by the Council.
35. Overall, I consider the proposal would not materially undermine the Council's housing strategy or prejudice the achieving of a more balanced housing growth.

Second reason for refusal

a) Character and appearance

36. The appeal site extends to about 4.12ha comprising part of a grassed field used for hay-making located at the south-western edge of Ambrosden. Whilst somewhat irregularly shaped, it has a hedged frontage to Merton Road from which vehicular and pedestrian access would be taken. To its north it has a short boundary with a densely vegetated low embankment to a railway line running from Bicester to the Ministry of Defence depot at Arncott. It is

¹⁴ For example CD 6.03, APP/C3105/W/14/3001612 and CD 6.05, APP/C3105/W/16/3158925

- bounded to its north-eastern side by a residential curtilage and by paddocks, whilst reedy remnants of ponds associated with the former Ambrosden Hall, and further agricultural land, lie to the north-west.
37. Amongst the criteria of CLPP1 Policy PV2 to which particular regard should be given in assessing development in villages such as Ambrosden is whether significant adverse landscape impacts can be avoided. This recognises some development on the countryside edge of settlements is likely to be necessary. It is axiomatic and almost inevitable that some harm will result from the change from open countryside to built development.
38. The application was accompanied by a Landscape and Visual Impact Assessment (LVIA). Within the context of the appeal the Appellant's landscape witness carried out her own assessment of the landscape and visual effects of the proposal to be read in conjunction with the LVIA. Additionally, in respect of the appeal, the Ambrosden Parish Council commissioned its own review of the original LVIA. I have had regard to all these together with the evidence produced on behalf of the Council.
39. In terms of landscape character, the appeal site lies within the Clay Vale Landscape Character Type¹⁵, and the Clay Vale of Otmoor as defined in the Cherwell District Countryside Design Summary¹⁶. The site is part of what was originally parkland associated with the demolished Ambrosden Hall. The sinuous area of reed and marshy land to the immediate north-western side of the site is the remnant of former parkland ponds. However, the historic and landscape connections and appearance of parkland have long since disappeared and in my view the appeal site does not possess any readily perceptible associated landscape or visual qualities. The site is not subject to any statutory or non-statutory designations for landscape character, quality or value. It is part of a pleasant but unremarkable rural landscape.
40. The Council suggests that development on the site would conflict with the criterion of PV2 relating to the consideration of whether the land is previously-developed or is of lesser environmental value. It is not previously-developed and the term 'lesser environmental value' is a relative one. The Appellant suggests that reference to 'lesser environmental value' was plainly aimed at plan-making where a comparative exercise could be undertaken. However, as the CLP Part 2 does not exist such an exercise is not possible. By reason of the site's absence of specific landscape quality designations, and not being Best and Most Versatile agricultural land, it is reasonable in the present context to consider it as land of comparatively lesser environmental value.
41. The proposal, in whatever eventual form it might take, would clearly have a completely transformative effect on the site itself by reason of the introduction of residential development and its associated components into a currently open field. However, I have no reason to disagree with the view of the Council's landscape witness who concurred with the Appellant's LVIA assessment that the landscape character of the site and surrounding area has a medium sensitivity, as does the townscape of the adjoining area. Further, the effect of the proposal on landscape and townscape character of the surrounding area would be 'moderate adverse' on completion. There would be potential for this

¹⁵ Oxfordshire Wildlife and Landscape Study

¹⁶ Supplementary Planning Guidance, June 1998

to decrease by year 15 with the maturation of landscaping and the weathering of the built development.

42. In terms of the landscape and visual impact evidence produced at the inquiry, the Council's concern centred on the visual aspects of the proposal. There is agreement as to the selection of viewpoints used within the LVIA. The relatively low-lying and well vegetated landscape near the site means that views are generally limited when seen from far- and middle-distance locations. Impact on the few possible far- to middle-distance views from the south would be negligible. Impact on views from closer at hand along bridleway 295/4, about 1.5km to the south-east, would in my judgement be only slightly adverse. This is as a result of distance, existing vegetative screening, that which could be incorporated into the development, and the already present appearance of roofscapes of dwellings within the village¹⁷.
43. From along footpath 295/7, about 500m to the south-west, oblique views are possible across the site over field hedging for a length of about 80m. There are current views of the tower of St Mary's, which is seen in conjunction with the roofscape of housing. Although at the detailed design stage it may be possible to retain views of the church, the extension of built development closer to the viewer would, in my opinion, result in a moderate adverse impact even at year 15.
44. When approaching Ambrosden from the south-west along Merton Road the site is screened by existing vegetation almost until it is reached, when there are direct oblique views across it. The DFP suggests the incorporation of a sustainable drainage system (SuDS), open space and a children's play area towards the site's frontage which would serve to maintain views of the tower of St Mary's from the road. There would be substantially adverse impacts on views in the early stages of development until landscaping matured and the proposal became assimilated.
45. There would be impacts for residential receptors in Jasper Row to the opposite side of Merton Road who currently have views across the open farmland. However, separation and detailed design could ensure that, other than alteration of views for private individuals, there would be no detriment to overall living conditions.
46. The development would result in a significant extension of the village to its south-western side beyond the single-track railway line that crosses Merton Road via a level crossing, pushing the built edge further into the open countryside. It is certainly the case that the part of Ambrosden to the south-western side of the railway line is currently less developed than the main body of the village.
47. However, from my site inspections it is my view that the railway line does not represent a clear physical or visual demarcation or barrier that suggests further development beyond it would be ill-related or poorly connected to the overall village structure. Housing that presently exists to the south-western side of the line clearly has the appearance and feel of being an integral part of the village, with the railway line not forming a disjointing element. There has been the recent in-depth development of Ambrosden Court to the southern side of

¹⁷ Impact on views of the Church of St Mary the Virgin in terms of its setting are considered below

Merton Road and a recent permission for an additional five dwellings to the rear of Home Farm Close.

48. I am mindful of the comments of the Inspector who determined the appeal against the refusal of permission for the Ambrosden Court development¹⁸. In his decision allowing the appeal (which concerned an application that was in outline) he expressed the view that the proposal would cause a moderate amount of harm to the appearance and character of the countryside, and some local landscape harm. The Council subsequently approved the appropriate reserved matters and the development has been completed.
49. The development clearly appears as a new element in respect of which weathering and nascent landscaping have not had chance to soften its impact. Nonetheless, I consider Ambrosden Court has now to be viewed as an existing, appropriate and acceptably-designed component of the village. I have no reason to suppose that the Council would not be able to exercise similar appropriate control over the details of layout, overall design and landscaping for development on the appeal site. In this regard the Parish Council has criticised the nature of the landscaping as shown on the Appellant's FDP. However, this plan is for illustrative purposes only and as landscaping is a reserved matter the Council would have control over this should the development proceed.
50. In my view, the village is now as much defined in terms of its character by the development that has taken place in the second half of the 20th century and that which has occurred very recently. This is largely estate housing that has spread out from the historic village core near the Church of St Mary the Virgin. In terms of scale and nature, a development of up to 84 dwellings, complemented by appropriate landscaping and open space, would not be at odds with the overall character of the village. This is particularly bearing in mind the recent approvals at Springfield Farm (89 dwellings), Church Leys Farm (85 dwellings) and Ambrosden Court (45 dwellings).
51. The Council suggests that the abrupt and stark transition from what is described as an 'urban' to a rural environment at the south-western end of the village is part of local distinctiveness. I am not convinced that this is a particularly beneficial characteristic that necessarily needs to be respected by new development or one which would be undermined if the proposal went ahead. Nor do I consider that Ambrosden possesses any other particular individual element of distinctiveness with which the proposed development would materially conflict. Through detailed control, the opportunity exists to provide a development with an appropriate and fitting layout, appearance and landscaping.
52. I do not share the Council's concern that if developed in accordance with the illustrative FDP, with the likely set back of housing from Merton Road (to accommodate the SuDS, play area and the maintenance of views of St Mary's Church tower), this would be an uncharacteristic feature. It may not be a current feature of development to the south-western side of the railway line. Nonetheless, the set back of residential development behind open space is clearly an established element within Ambrosden as a whole and its replication therefore would not be an overtly alien feature.

¹⁸ CD 6.02, APP/C3105/A/13/2206998

53. The proposal includes both a vehicular and a separate pedestrian access from the site onto Merton Road, and the Council considers the site would have poor connectivity with the village. It is the case that all car, pedestrian and cycle traffic would be funnelled onto Merton Road to access the rest of the village and its facilities. There would be a need to provide improved footpath linkage from the site to the village. It is also suggested that a footpath could be provided to the south-west to link the site with the existing public right of way 295/7. This is considered further below. Through detailed design I have no reason to suppose that acceptable levels of permeability within the site itself could not be achieved. In general, I do not consider the degree of connectivity of the site represents a significant drawback of the scheme.
54. Overall, I conclude that whilst inevitably rendering localised change the proposal, subject to subsequent careful attention to layout, design, external appearance and landscaping, would not have any significant adverse impact on the character and appearance of its surroundings. Opportunity would exist to provide an acceptable, fitting and suitably mitigated development that could contribute positively to this entrance to the village. As such, it would not conflict with these relevant criteria of Policy PV2 to which particular regard should be given. Nor would there be conflict with Policies ESD 13 or ESD 15.

b) Impact on the significance of the Church of St Mary the Virgin

55. It is an agreed position that the Grade II* listed church is the only heritage asset which has the potential to be impacted upon by the proposed development. The church, dating in parts from the 12th, 14th and 15th centuries with restoration in the 19th, is stone-built with a three-stage tower to its western end. The proposed development would have no direct effect upon the church, being separated from it by over 300m. There would be no change in the experience and appreciation of the church from within its surrounding churchyard or from within Ambrosden.
56. However, it is an agreed position between the Appellant and the Council that there would be an impact on its significance as a result of change in its setting by reason of alterations of views of its tower from the south-west. There is further agreement that the proposal would result in less than substantial harm to the church's significance; the Council considering the harm to be minor whereas the Appellant considers the degree of harm to be very minor.
57. I consider that the heritage significance of the church derives principally from the architectural and historic interest of the physical fabric of the asset and the evidential, historic and aesthetic value contained as an example of a church originating in the early medieval period.
58. The church tower provides a landmark feature within the rural landscape. The Council considers its visibility reflects the social importance of religion in times past and the manner in which local communities used a prominent church tower to mark their presence in the landscape. At present there are clear views of the tower across the grassed appeal site when viewed from Merton Road on the approach to the village. It is also seen, as already noted above, from a limited stretch of footpath 295/7 to the south-west and, more distantly, from the bridleway 295/4. Whilst the agricultural surrounds to the village have some historic associative connection with the church, these connections are no longer discernible and make only a very minor contribution to the historic, evidential and aesthetic value of the heritage asset via setting.

59. The tower is currently seen rising above and between rooftops of housing to its western side and these comprise a major element of its setting, which has changed over time. The planning permission for five dwellings to the rear of Home Farm Close would introduce an additional foreground residential element. In order to maintain views of the tower on the approach into Ambrosden the FDP suggests the setting back of residential development within the site to form a visual corridor. This would be achieved through the imposition of a condition to ensure that this was secured at the reserved matters stage. Detailed design may also allow the positioning of dwellings to maintain some views from footpath 295/7.
60. I accept that the proposal would result in a more 'channelled' view of the church tower from Merton Road and this would be across a more developed foreground. However, any change that would be wrought would relate more to impact on its landmark significance rather than the heritage significance of the asset. I consider that the proposed development would result in a very minor impact on the overall heritage significance of the church as a result in change in its setting. Having regards to the Framework, this amounts to less than substantial harm and in my judgement would be at the lowermost end of less than substantial harm. In accordance with Framework paragraph 196, where there would be less than substantial harm this should be weighed against the public benefits of a proposal. This is carried out below in the overall planning balance and conclusions.

Third reason for refusal - whether the proposal makes adequate provision for necessary infrastructure directly arising from its development

61. The signed s106 UU by the Appellant and landowners provides obligations to both the Council and to the County Council. Those to the Council include the provision of contributions towards: the extension / enhancement of Bicester Leisure Centre and the expansion and / or upgrade of the Whitelands Farm Sports Ground at Bicester; the improvements / expansion of the existing community facilities at Ambrosden Village Hall or towards the development of Graven Hill Community Centre; and waste and recycling bins for each dwelling. A further obligation would secure a scheme for the establishment of a Management Company Structure to be approved by the Council for the purposes of managing and maintaining the proposed open space and SuDS within the appeal site.
62. The UU secures the provision of 35% of the dwellings as affordable units through the need for the agreement of an Affordable Housing Scheme. This would include details of numbers, type, tenure, location and phasing of the housing, the arrangements for the transfer of the affordable housing to a Registered Provider, arrangements to ensure the provision is affordable for both first and subsequent occupiers, and allocation arrangements.
63. Provision is made to ensure that either a Biodiversity Offsetting Scheme is agreed and implemented or that a Biodiversity Contribution is paid. The former would be a scheme to ensure the development does not result in any biodiversity loss and would include a management plan for the provision and maintenance of offsetting measures for not less than 30 years. The latter would be towards the costs of enhancement and long-term biodiversity within the vicinity of the site.

64. Obligations to the County Council include the payment of financial contributions towards: improvement of the bus service between Oxford and Bicester, including increasing the frequency of service; capacity enhancement of the junction of Ploughley Road and the A41; the expansion of permanent capacity at the Five Acres Primary School in Ambrosden; and the costs of monitoring the Travel Plan, which is to be submitted pursuant to an attached condition, and the other obligations to the County.
65. The Council has submitted a compliance statement in respect of the obligations, which includes an appended compliance statement from the County Council. I am satisfied that the above obligations are necessary to make the development acceptable in planning terms. They are all directly related to the development, are fairly and reasonably related in scale and kind to it and are designed to mitigate the development where appropriate. The obligations therefore comply with the requirements of Regulation 122(2) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and comply with the tests set out in paragraph 56 of the Framework and advice in National Planning Practice Guidance.
66. The Council's compliance statement notes that the Council's Developer Contributions Supplementary Planning Document expects residential development to contribute towards the provision of additional health care infrastructure generated by population growth where there is insufficient existing capacity, well located to serve the development. At the inquiry local concern was expressed about the future of the currently-limited opening of the doctors' surgery in Ambrosden. However, whilst the Oxfordshire Clinical Commission Group was consulted on the application, no comments were received from it. The Council indicates that, as such, it could not justify a request for contributions towards health care infrastructure in the locality.
67. The UU also includes a contribution of £40,000 towards the cost of provision of a footpath link between the appeal site and footpath 295/7 to the south-west of the site. This is to improve the site's connectivity to the existing public rights of way network, and countryside generally, for recreational purposes given that there is no existing footpath linkage alongside Merton Road from Ambrosden.
68. The County Council considers such a contribution fulfils the CIL tests. Cherwell Council considers this not to be the case. It is concerned that there are too many uncertainties regarding its delivery (given the 400m - 500m length of connection, the possible need for third party land, and the possible need for planning permission, which might be resisted because of fears of 'urbanisation'). Whilst I acknowledge these concerns, in the context of the appeal the Council has expressed concerns generally about the appeal site's connectivity.
69. In my view, the proposed link would be a necessary element to promote walking and recreational activity for occupiers of the proposed development. It would accord with the Framework's exhortations to improve sustainable modes of transport and recreational access. As such, I have taken this obligation into account and it too fulfils the requirements of the CIL regulations.
70. Given the above, I am satisfied that the proposal makes adequate provision for the necessary infrastructure arising from its development.

Other matters

71. Having regards to the site's location in relation to services and facilities, there is agreement between the Appellant and the Council that it is within walking distance of local facilities in what is a sustainable settlement. However, the Council's planning witness suggests that it is not *well* located as per the relevant criterion in Policy PV2. It is my view that certain facilities are within what, for most, would be ready and reasonable walking distances of the site (post office, hairdresser's, village hall, public house, parish church), whilst others are more distant but easily cyclable.
72. Walking distance from the centre of the appeal site to the nearest bus stops on Ploughley Road (to gain access to a wider range of services, facilities and employment) would be about 800m. However, the walk is level and through a generally pleasant village environment (as opposed to a potentially busier urban one where reasonable walk distances are generally assumed to be lower) that would make use of the bus a not unrealistic option as an alternative to use of the car. The proposal includes provisions to promote sustainable travel. These include the commitment to improve the footpath which would link the development back into the village, a contribution towards bus services, the provision of a Travel Plan and electric vehicle charging infrastructure. Overall, I consider the proposal to be in general compliance with the relevant PV2 criterion.
73. Traffic and transport-related matters did not form part of the Council's reasons for refusal, other than in regard to the absence of a mechanism for securing mitigation and the encouragement of use of sustainable modes of transport. However, these issues were a concern of the Parish Council and a number of local residents who submitted representations.
74. In response to detailed criticisms made on behalf of the Parish Council, the Appellant produced a Technical Note response. The Appellant's transport consultant also attended the inquiry to answer queries and requests by the Parish Council in respect of highways matters. The County Council, as highway authority, has reviewed both the details submitted with the original application, which included a Transport Assessment, and the Technical Note response. This resulted in the conclusion of a SoCG with the Appellant in which it is agreed that all transport and highways matters have been addressed and resolved. A separate SoCG with Cherwell Council also confirms the proposal would have no adverse impact on the safe and efficient operation of the highway network, subject to suitable conditions and obligations.
75. A particular raised concern is the nature of the footpath link along Merton Road into the village. The application plans provide for the footway to be extended from the site to join that existing adjacent to No. 66 Merton Road. The existing footpath to the northern side of Merton Road is of variable quality in terms of surfacing and width. However, as a result of the relatively low pedestrian flows along it, together with those which would be generated by residents of the proposed development, this is not an issue raised by the highway authority.
76. Nonetheless, as pointed out by certain residents, and as I saw on my visits, there exists a narrowing 'pinch point' in the footway adjacent to Holly Tree Cottage caused by the presence of telegraph poles. There is concern that these present difficulties for those with mobility aids and for pedestrians with pushchairs or prams.

77. In accordance with condition No. 12 attached to the permission Ref. 13/00621/OUT¹⁹, a scheme for their removal should have been submitted to the Council and should have been implemented prior the occupation of dwellings on what is now the completed Ambrosden Court development. The Council confirmed at the inquiry that this matter was the subject of enforcement investigations. This would seem to be the likely means by which this matter could be resolved. However, a similar condition to that which was imposed on the above permission could be included on a permission for the present proposal, subject to there being no necessity for a scheme for removal if this had already occurred prior to first occupation.
78. From the detailed evidence provided and subject to the provisions of the s106 UU, and the imposition of appropriate conditions discussed below, I have no reason to conclude differently to either the Council or the local highway authority that the proposed development would be acceptable in terms of highway capacity and safety.
79. Potential flooding and drainage issues are other matters of concern that have been raised by local residents. The application was accompanied by a detailed Flood Risk Assessment. A further Technical Note on flood risk and drainage issues was produced in the context of the appeal. A SuDS drainage scheme is proposed to manage excess runoff from the development and maintain runoff to pre-development rates, with surface water attenuation provided to accommodate a 1 in 100-year event plus 40% climate change allowance. Subject to appropriate mitigation the proposed development would be at minimal risk from flooding and would not increase flood risk elsewhere. The Council has agreed in a SoCG with the Appellant that drainage matters are capable of being controlled via approval of reserved matters, by condition and / or via planning obligations. I have no reason to disagree.
80. Concerns have been raised regarding increased light pollution. The Council's Environmental Health Officer has raised no objections to the proposal. A suitable condition could require the provision of an appropriate lighting design at the reserved matters stage. This could ensure that not only is extraneous light minimised but also that it would not be harmful to the local bat population.
81. I have noted the synopsis of the survey results amongst village residents carried out by the Parish Council. However, there is no detail as to who the respondents were and to what extent they are representative of the village population. The response rate of 66 is relatively low and not indicative of widespread concern about the proposal.

Conclusions and the planning balance

82. In terms of the Council's housing strategy and distribution of housing growth there would be no conflict with the thrust and intent of Policy PV2. There would be some limited degree of landscape and visual impact resulting from the transformative nature of development on this edge of settlement site. However, the proposal would not cause undue visual intrusion into the open countryside, would not be inconsistent with local character, or harm the setting of Ambrosden. It would therefore not conflict with Policy ESD 13. Control that

¹⁹ CD 6.02, APP/C3105/A/13/2206998

could be exercised at the reserved matters stage could ensure there should be no conflict with Policy ESD 15.

83. Less than substantial harm would result to the significance of the listed church of St Mary the Virgin as a result of change to its setting. This would be very minor harm given the intention to maintain a visual corridor so that the church tower would remain visible on the south-western approach to the village. Nevertheless, considerable weight and importance should be attached to harm arising to listed buildings resulting from a change in their setting in accordance with s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Having regards to paragraph 196 of the Framework, when a development would lead to less than substantial harm to the significance of a heritage asset the harm should be weighed against the public benefits of the proposal.
84. Having regards to such benefits, the Appellant points to the scheme's provision of 35% (up to 30) of the proposed dwelling units as affordable housing. This follows from the requirement of CLPP1 Policy BSC3, the Local Plan noting that that Cherwell district has a high level of need for affordable housing²⁰. No evidence of a specific need for affordable housing in Ambrosden has been provided. Nonetheless, the need within the district should be seen within the context of a locally widening gap in the ratio of house prices to earnings.
85. Within the district the lower quartile house price is more than eleven times lower quartile annual earnings²¹. This is higher than for England as a whole (7.29) and greater than the South East region (10.51). The affordability ratio has increased more rapidly in the district than in Oxfordshire over the CLPP1 plan period and it is apparent that market housing is increasingly unaffordable for many. As such, even though the proposal would simply be policy-compliant in regard to the quantum of affordable housing, I give significant weight to this provision in helping to address what is clearly a district-wide need.
86. I accord moderate weight to the benefit of the market housing element of the proposal against the Government's national objective of significantly boosting the supply of homes²². More limited weight is also attached to the economic and financial benefits that would arise through construction spending and the direct and indirect job creation which could result, and the generation of household expenditure which would support the local economy.
87. Some local scepticism was expressed at the inquiry as to whether the additional residents of the proposal would contribute to sustaining the vitality of the village. However, it is my view that there would be some potential benefits arising from the support and additional spending and patronage of existing village facilities.
88. The appeal site has little present ecological value. Through the scheme's ability to provide open space and landscaping a positive contribution to biodiversity could result, as could the opportunity recognised in the Flood Risk Assessment for betterment in terms of runoff rates. I attach modest weight to these aspects.

²⁰ Paragraph B.104

²¹ Mortgages typically being capped at 4.5 times annual salary

²² Framework paragraph 59

89. Through the s106 obligations financial contributions would be made to bus service provision, highway improvements, education and community facility provision. However, as these directly stem from the proposal itself these are neutral benefits.
90. I consider that the potential benefits of the proposal outweigh the less than substantial harm to the significance of the heritage asset of St Mary's that would result from change in its setting. There would be accord with the relevant criterion of Policy PV2 in that there would be no significant adverse impact on this heritage asset.
91. Overall, the proposal would accord with the CLPP1 and would comply with the economic, social and environmental overarching objectives of sustainable development as set out in the Framework²³. For these reasons, and having considered all other matters raised, I consider the proposal to be acceptable and that the appeal should be allowed.

Conditions

92. The Appellant and the Council discussed draft conditions during the inquiry, culminating in an agreed set presented towards its close. I have considered these against the tests for conditions as set out in paragraph 55 of the Framework, amending where necessary for accuracy and consistency.
93. In addition to the usual conditions relating to the necessity for approval of reserved matters, and the specification of plans to which the permission relates, a condition is appropriate limiting the maximum number of dwellings to 84, for the avoidance of doubt and to ensure a satisfactory form and density of development. Also, to ensure a satisfactory form and standard of development compatible with the surroundings and one which is made secure, conditions are necessary limiting the ridge height of dwellings, the provision and implementation of a landscape management plan, and the need for an application for Secured by Design accreditation. For the same reason and as referred to above, I shall impose a condition in order to protect views across the site of the tower of St Mary's to preserve its significance as an important heritage asset.
94. In the interests of highway safety, a condition is required to ensure the access to the site is constructed before the first occupation of dwellings. I shall impose a condition requiring the submission of a scheme for the removal of telegraph poles adjacent to Holly Tree Cottage. This is to ensure the removal of the footway obstruction and improve pedestrian access. Submission of a scheme would only be required if the poles had not already been removed prior to the commencement of development. To promote sustainable travel choices the approval and subsequent operation of a Residential Travel Plan is required, as is a condition requiring that each dwelling is provided with ducting to allow for the future installation of electrical vehicle charging infrastructure.
95. A condition is necessary requiring the approval and subsequent implementation of a surface water drainage scheme, to ensure adequate drainage and sufficient capacity to accommodate the development. To ensure the protection of breeding birds a condition is required to time limit removal of trees and

²³ Framework paragraph 8

hedgerows, and a condition is needed requiring the agreement of a lighting strategy to prevent light pollution and to protect bats. Similarly, to safeguard the protected species of Great Crested Newts, a condition is needed to ensure mitigation measures identified in the Appellant's Great Crested Newt Mitigation Strategy are implemented.

96. To safeguard the recording of any archaeological remains within the site I shall impose conditions requiring the agreement and subsequent implementation of an Archaeological Written Scheme of Investigation. To ensure highway safety and the protection of residential amenity, agreement of a Construction Environment and Traffic Management Plan is required. Conditions relating to studies to identify whether there are potential contaminants within the site are required to minimise risk to those involved in construction and subsequent occupiers and in light of the past infilling of pond features.
97. Additional conditions have been suggested requiring details to be provided of services and energy infrastructure and the withdrawal of permitted development rights for the provision of above-ground fuel tanks. Having regards the former, I do not consider this to be necessary as such detail is covered by other legislation. In respect of the latter, I have been provided with no evidence to suggest that the exceptional withdrawal of this permitted development right under the Town and Country Planning (General Permitted Development Order 2015 is necessary.

Philip J Asquith

INSPECTOR

Schedule of Conditions

Reserved matters

1. Details of the appearance, landscaping, layout, and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
3. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.
4. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following drawings:

Drawing No. CSA/3888/107 (Site Location Plan)

Drawing Number 18166-001 Rev A Access Design – Priority Junction & Emergency Access (Access Plan).

5. The number of dwellings hereby permitted shall not exceed 84.
6. No building on the site shall exceed 8.5m at ridge height, and no building at the edge of the development shall exceed 7.5 at ridge height.
7. Any reserved matters application relating to layout and / or landscaping shall maintain a visibility corridor that secures a view of the Church of St Mary the Virgin from Merton Road, in broad accordance with the illustrative Development Framework Plan Drawing No. CSA/3888/103/F.
8. As part of the reserved matters, a Landscape Management Plan, to include the timing of the implementation of the plan, long-term design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscaped areas, other than privately-owned domestic gardens, shall be submitted to and approved in writing by the local planning authority. Thereafter, the Landscape Management Plan shall be carried out in accordance with the approved details.

Highways and Travel Plan

9. Prior to the first occupation of the development hereby permitted, the approved means of access as detailed on Drawing No. 18166-001 Rev A (Access Plan) shall be constructed and retained thereafter in accordance with the approved details and all ancillary works specified shall be undertaken. The visibility splays shall be kept permanently clear of all obstructions in excess of 0.6m in height.
10. Prior to commencement of development a scheme for the removal of the two telegraph poles from the footway outside Holly Tree Cottage shall be

submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented in full before the first occupation of any of the dwellings hereby permitted on the site. Such a scheme shall only be required if both poles have not already been removed prior to the commencement of development.

11. Prior to the occupation of the first dwelling of the development hereby permitted, a Residential Travel Plan, including a Travel Information Pack, shall be submitted to and approved in writing by the local planning authority. Thereafter, the Travel Plan shall be operated and reviewed in accordance with the approved details. The approved Travel Information Pack shall be provided to each household on first occupation of each dwelling.

Drainage

12. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall not be implemented other than in accordance with the approved details and shall be retained as such thereafter.

Ecology

13. No removal of hedgerows, trees or shrubs shall take place between 1 March and 31 August inclusive, unless the local planning authority has confirmed in writing that such works can proceed, or a recent survey (no older than one month) undertaken by a competent ecologist to assess nesting bird activity on site together with details of measures to protect the nesting bird interest on the site, has been submitted.
14. Prior to commencement of development, a lighting strategy for the publicly-accessible areas of the site, which includes details of light spill and which adheres to the Bat Conservation Trust Guidelines, shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved strategy.
15. The mitigation measures regarding Great Crested Newts identified in the Great Crested Newt Mitigation Strategy produced by FPCR, dated July 2019, shall be implemented in full prior to commencement of development, except where the timing is stated otherwise by the Great Crested Newt Mitigation Strategy, and maintained thereafter.

Design

16. Prior to commencement of development above slab level, an application shall be made for Secured by Design accreditation for the development hereby permitted. The development shall not be carried out other than in accordance with the approved details prior to the occupation of any dwelling hereby permitted.
17. Each dwelling shall be provided prior to its first occupation with ducting to allow for the future installation of electrical vehicle charging infrastructure to serve the dwelling.

Archaeology

18. Prior to commencement of development, a professional archaeological organisation acceptable to the local planning authority shall prepare an Archaeological Written Scheme of Investigation relating to the application site which shall be submitted to and approved in writing by the local planning authority.
19. Following the approval of the Written Scheme of Investigation referred to in Condition 18, and prior to the commencement of development (other than in accordance with the Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the local planning authority.

Construction Management

20. Prior to commencement of development, a Construction Environment and Traffic Management Plan (CEMP), which shall include details of measures to be taken to ensure construction works do not adversely affect residential properties adjacent to the site, together with details of the consultation and communication to be carried out with local residents, shall be submitted to and approved in writing by the local planning authority. The CEMP shall include a commitment to deliveries only arriving at or leaving the site between 09.30 and 16.30. The development shall be carried out in accordance with the approved CEMP.

Potential Contamination

21. Prior to commencement of development, a desk study and site walk-over to identify all potential contaminative uses on the site and to inform a conceptual site model, shall be carried out by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall be submitted to and approved in writing by the local planning authority. No development shall take place until the local planning authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
22. If a potential risk from contamination is identified as a result of the work carried out under Condition 21, prior to commencement of development, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors, and to inform remediation strategy proposals shall be documented as a report undertaken by a competent person. This shall be in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall be submitted to and approved in writing by the local planning authority. No development shall take place unless the local planning authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

23. If contamination is found by undertaking the work carried out under Condition 22, prior to the commencement of development a scheme of remediation and / or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the local planning authority. No development shall take place until the local planning authority has given its written approval of the scheme and / or monitoring required by this condition.
24. If remediation works have been identified as necessary under Condition 23, the development shall not be occupied until the remediation works have been carried out in accordance with the scheme approved under Condition 23. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.
25. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

(End of the conditions schedule)

APPEARANCES

FOR THE APPELLANT

Jonathan Easton, of Counsel

instructed by Gladman
Developments Ltd

He called

Robert Barnes BA(Hons) MA MRTPI

Director, Planning Prospects Ltd

Simon Blinkhorne BSc CMIHT

Odyssey

Evidence also provided at the round table session by:

Silke Gruner BHons CMLI

CSA Environmental

Hannah Armstrong BA(Hons) MSc IHBC ACIfA

Pegasus Group

Dr Suzanne Mansfield MCIEEM CMLI

Senior Ecology Director, FPCR
Environment & Design Ltd

FOR CHERWELL DISTRICT COUNCIL

Richard Langham, of Counsel

instructed by the District
Solicitor, Cherwell District
Council

He called

Andrew Murphy BA(Hons) MSc MRTPI

Director, Stansgate Planning
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Evidence also provided at the round table session by:

Tim Screen BA(Hons) Dip LA CMLI AIEMA

INTERESTED PARTIES

Maureen Cossens

Local resident

Mark Longworth

Chairman, Ambrosden Parish
Council

Sheila Mawby

Local resident

Pam Newall

Local resident

Malcolm Cossens

Local resident

Trevor Furze

Furze Landscape Architects, on
behalf of Ambrosden Parish
Council

Dan Sames

Councillor, Cherwell District
Council, Ambrosden and
Bicester South Ward

For the round table session on obligations and conditions

Chris Nicholls

Oxfordshire County Council

Nathaniel Stock

Cherwell District Council

Tom Darlington

Cherwell District Council

DOCUMENTS (handed in at the inquiry)

1. Further draft Unilateral Undertaking
2. List of draft conditions
3. Complete copy of the Cherwell Local Plan 2011 – 2031
4. Appellant's opening statement
5. Council's opening statement
6. Mrs Cossens's statement
7. Schedule X: residential completions and permissions at 31/03/2019 (net)
8. Copy of the Appellant's transport response Technical Note
9. Copy of a letter from Mr Cossens, dated 18 June 2019
10. Compliance Statement in respect of planning obligations, Cherwell District Council
11. Statement of Common Ground on transport matters between the Appellant and Oxfordshire County Council
12. Copy of email dated 21 August from Simon Blinkhorne of Odyssey regarding position and qualifications
13. Copy of email from Mark Longworth regarding highway matters that Ambrosden Parish Council would wish to be taken into account should planning permission be granted
14. Updated list of draft conditions
15. Draft of suggested Condition No. 7
16. Updated draft Unilateral Undertaking and copy of Lasting power of attorney – property and financial affairs
17. Extract from a committee report on planning application 13/00344/Hybrid, land at Springfield Farm, Ambrosden
18. A3 bundle of photographs reproduced from Appendix C to Ms Gruner's proof of evidence
19. Council's closing submissions

20. Appellant's closing submissions

21. Copy of judgement; Bassetlaw District Council v Secretary of State for Housing EWHC 556 (Admin) [2019]

(Document submitted after the inquiry)

- A. Signed and certified copy of a Unilateral Undertaking, dated 2 September 2019

Appendix 7

Submission Cherwell Local Plan (January 2014) Proposed Modifications (October 2014)

Addendum to Topic Paper 2: Housing Village Categorisation Update 2014

Introduction

1. This addendum explains how in preparing Proposed Modifications to the Submission Local Plan updated information on village services and facilities, on population and on public transport services has been taken into account in reviewing village categorisation and Policy Villages 1. Further minor updates were made in October 2014 following representations received to the proposed modifications.
2. Topic Paper 2: *Housing* was prepared to assist the Examination of the Submission Local Plan (January 2014) and explained the process of preparing the Local Plan's policies for housing including those on village categorisation (Policy Villages 1) and on distributing housing growth across the rural areas (Policy Villages 2). A Technical Note on Village Categorisation and Village Clustering was included in the Topic Paper as Appendix 3. The Technical Note explains how Policy Villages 1 of the Submission Local Plan was prepared and how Cherwell's villages were categorised having regard to the following considerations:
 - Rural issues In Cherwell
 - Sustainability criteria including the provision of services and facilities, the distance to urban areas having regard to the availability of bus services, population size and the availability of potential sources of employment (established employment areas)
 - The weighting of different services and facilities as important amenities
 - Village clustering – the relationship between larger, service centre villages and 'satellite' villages
 - The Cherwell Rural Areas Integrated Transport and Land Use Study (CRAITLUS) – which assessed the transport sustainability of villages
 - The final balancing of services and facility provision against transport considerations
3. Policy Villages 1 of the Submission Local Plan included a proposed categorisation of villages having regard to the above considerations. It also proposed that different levels or types of 'windfall', residential development be 'allowed' for the three categories of villages identified. The assessment was also used as the starting point for Policy Villages 2 – Distributing Growth Across the Rural Areas before land availability considerations were taken into account.
4. The Category A villages in the Submission Local Plan (January 2014) are listed below in Table 1. In these villages, minor development, infilling and conversions were permitted within built-up limits.

Table 1 - A: Category A Villages in the Submission Local Plan, Jan 2014, Policy Villages 1

Adderbury	Ambrosden
Begbroke	Bloxham
Bodicote	Cropredy
Deddington	Fritwell
Hook Norton	Kidlington
Kirtlington	Launton
Steeple Aston	Sibford Ferris/Gower
Weston-on-the-Green (outside Green Belt)	Yarnton

5. The Category B villages in the Submission Local Plan (January 2014) are listed below in Table 2. In these villages, infilling and conversions were permitted within built-up limits. Satellite villages with a relationship with a larger service village were also included within category B:

Table 1 - B: Category B Villages in the Submission Local Plan, Jan 2014, Policy Villages 1

Arcott	<i>Satellite Villages</i>
Bletchington	Blackthorn
Chesterton	Claydon
Finmere	Clifton
Fringford	Great Bourton
Islip	Hempton
Middleton Stoney	Lower Heyford
Milcombe	Middle Aston
Wroxton	Milton
	Mollington
	South Newington
	Wardington

6. All other villages were considered to be category C villages in which only conversions were permitted within the built-up limits of villages.
7. The categorisation in Policy Villages 1 of the Submission Local Plan sought to ensure that unplanned, small-scale development within villages is directed towards those villages that are best able to accommodate limited growth. The Policy sought to ensure that unanticipated development within the built-up limits of a village would be of an appropriate scale for that village, would be supported by services and facilities and would not unnecessarily exacerbate travel patterns that are overly reliant on the private car and which incrementally have environmental consequences. Policy Villages 1 sought to manage small scale development proposals (typically but not exclusively for less than 10 dwellings) which come forward within the built-up limits of villages. It also informed Policy Villages 2.
8. The information presented in this addendum explains the reasons for the changes to village categorisation in the Proposed Modifications (August 2014) to the Submission Local Plan (January 2014). The revised categorisation has been used to inform the study area for the 2014 Update of the Strategic Housing Land Availability Assessment (SHLAA).

National Policy

9. The Local Plan is informed by the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). The paragraphs in the NPPF most pertinent to village policy are as follows:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.' (Paragraph 28)

'To promote a strong rural economy, local and neighbourhood plans should: promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.' (Paragraph 55)

10. The NPPG advises:

- It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements.
- A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.
- Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

Housing Needs

11. The 2014 SHMA identifies a need for 1,140 homes per annum to be provided in Cherwell from 2011-2031. Housing is needed in rural areas to help meet local needs but also to make a sustainable contribution in meeting overall housing need. Village categorisation and village clustering helps ensure that development is located so that it will enhance or maintain the vitality of rural communities in accordance with the NPPF and NPPG.

Updated Surveys of Village Services and Facilities

12. To help update the categorisation, new village surveys of services and facilities were undertaken in June 2014. The same criteria were used as for the previous survey in 2007:

- children's nurseries;
- primary schools;
- retail/services/businesses
- retail outlets (food);
- post offices;
- public houses;
- recreational facilities;
- community facilities;
- other services

13. Table 3 below provides the results of the new village surveys:

Table 3: Village Survey Results

Village Name	Nursery	Primary School	Retail Service (outlet)	Food Shop	Post Office	Public House	Recreational Facilities	Village/Community Hall	Other Services
Adderbury	√	√	√	√	√	√	√	√	Library
Alkerton	0	0	0	0	0	√	0	0	0
Ambrosden	√	√	√	√	√	√	√	√	Doctor's Surgery (not full time)
Ardley	0	0	0	0	0	√	√	√	0
Arcott	0	0	√	√	0	√	√	√	0
Balscote	0	0	0	0	0	√	0	0	0
Barford St John	0	0	0	0	0	0	0	0	0
Barford St Michael	0	0	0	√	√	√	0	√	0
Begbroke	√	0	√	√	0	√	√	√	0
Blackthorn	0	0	0	0	0	0	√	√	0
Bletchington	0	√	√	0	0	√	√	√	0
Bloxham	√	√	√	√	√	√	√	√	Dental Practice, Doctor's Surgery, Secondary School
Bodicote	√	√	√	√	√	√	√	√	0

Broughton	0	0	0	0	0	√	0	0	0
Bucknell	0	0	0	0	0	√	0	√	0
Caulcott	0	0	0	0	0	√	0	0	0
Caversfield	0	0	0	0	0	0	√	0	0
Charlton on Otmoor	√	√	0	0	√	√	√	√	0
Chesterton	√	√	0	0	0	√	√	√	0
Claydon	0	0	0	0	0	0	√	√	0
Clifton	0	0	0	0	0	√	√	0	0
Cottisford	0	0	0	0	0	0	√	0	0
Cropredy	√	√	√	√	√	√	√	√	GP Surgery
Deddington	√	√	√	√	√	√	√	√	Health Centre, Dentist, Library,
Drayton	0	0	0	0	0	√	0	√	0
Duns Tew	0	0	0	0	0	√	√	√	0
Enslow	0	0	√	0	0	√	0	0	0
Epwell	0	0	0	0	0	√	√	√	0
Fencott	0	0	0	0	0	0	0	0	0
Fewcott	0	0	0	0	0	√	0	0	0
Finmere	0	√	√	0	0	√	√	√	0
Fringford	√	√	√	0	0	√	√	√	0
Fritwell	√	√	0	√	√	√	√	√	0
Godington	0	0	0	0	0	0	0	0	0
Great Bourton	0	0	0	0	0	√	√	√	0
Hampton Gay	0	0	0	0	0	0	0	0	0
Hampton Poyle	0	0	0	0	0	√	0	0	0
Hanwell	0	0	0	0	0	√	√	√	0
Hardwick	0	0	0	0	0	0	0	0	0
Heathfield	0	0	0	0	0	√	√	0	0
Hempton	0	0	0	0	0	0	√	√	0
Hethe	0	0	0	0	0	√	√	√	0
Hook Norton	√	√	√	√	√	√	√	√	GP Surgery, Library, Dentist
Horley	0	0	0	0	0	√	√	√	0
Hornton	√	√	0	0	0	√	√	√	0

Horton-cum-Studley	0	0	0	0	0	√	√	√	0
Islip	√	√	√	√	0	√	√	√	Medical Practice
Juniper Hill	0	0	0	0	0	0	√	0	0
Kirtlington	√	√	0	√	√	√	√	√	0
Launton	√	√	√	√	√	√	√	√	Private GP
Little Bourton	0	0	0	0	0	√	√	0	0
Lower Heyford	0	0	√	0	0	√	√	0	0
Merton	0	0	0	0	0	0	√	√	0
Middle Aston	0	0	0	0	0	0	0	0	0
Middleton Stoney	0	0	0	0	0	√	√	√	0
Milcombe	0	0	0	√	0	√	√	√	0
Milton	0	0	0	0	0	√	0	0	0
Mixbury	√	0	√	0	0	0	0	0	0
Mollington	0	0	0	0	0	√	√	√	0
Murcott	0	0	0	0	0	√	√	√	0
Newton Purcell	0	0	0	0	0	√	0	0	0
Noke	0	0	0	0	0	0	√	0	0
North Aston	0	0	√	0	0	0	√	0	0
North Newington	0	√	0	0	0	√	√	√	0
Oddington	0	0	0	0	0	0	0	0	0
Piddington	0	0	0	0	0	0	√	√	0
Prescote	0	0	0	0	0	0	0	0	0
Shenington	√	√	0	0	0	√	0	√	GP Surgery
Shipton on Cherwell	0	0	0	0	0	0	0	√	0
Shutford	0	0	√	0	0	√	√	√	0
Sibford Ferris	0	0	0	√	√	0	√	0	0
Sibford Gower	√	√	0	0	0	√	√	√	GP Surgery in Burdrip
Somerton	0	0	0	0	0	0	0	√	0
Souldern	0	0	√	0	0	√	√	√	0

South Newington	0	0	0	0	0	√	√	√	0
Steeple Aston	√	√	0	√	√	√	√	√	0
Stoke Lyne	0	0	0	0	0	√	√	0	0
Stratton Audley	0	0	0	0	0	√	√	0	0
Swalcliffe	0	0	0	0	0	√	0	√	0
Tadmarton	0	0	0	0	0	√	√	√	0
Thrupp	0	0	0	0	0	√	0	0	0
Upper Heyford	0	0	√	0	0	√	√	√	0
Wardington	0	0	√	0	0	√	√	√	0
Wendlebury	0	0	0	0	0	√	√	√	0
Weston on the Green	√	0	√	√	√	√	√	√	0
Wigginton	0	0	0	0	√	0	√	√	0
Williamscot	0	0	0	0	0	0	0	0	0
Wroxton	0	√	0	0	0	√	√	√	0
Yarnton	√	√	√	√	√	√	√	√	Medical Practice

14. There has been little change to the services and facilities in Cherwell since the last survey was undertaken. Nearly all category A villages still have a primary school and/or shop, which are considered to be particularly important in determining the level of sustainability. There have also been no new shops or new primary schools since 2007.
15. The villages identified as having the most services and facilities in the Submission Local Plan have generally retained these services and facilities. A re-examination of the capacity of village primary schools was also undertaken which showed that some schools remain near capacity in the rural areas. In general terms, the information collected for villages confirms the fact that the District has, in sustainability terms, a few large, well-served villages, some villages with some services and facilities and many less well-served, smaller villages. There are differences between villages, but with the exception of Kidlington, there are no small towns or large villages that are significantly more sustainable than other settlements.

Population

16. The village categorisation included in the Submission Local Plan has regard to parish population figures from the 2001 census. In reviewing Policy Villages 1,

consideration has been given to parish populations from the 2011 census as set out in Table 4 below:

Table 4: Parish Populations

Parish	Population
Adderbury	2819
Ambrosden	2248
Ardley with Fewcott	751
Arncott	1738
Barford St John and Barford St Michael	549
Begbroke	783
Blackthorn	317
Bletchington	910
Bloxham	3374
Bodicote	2126
Bourton	614
Broughton	286
Bucknell	260
Caversfield	1788
Charlton-on-Otmoor	449
Chesterton	850
Claydon with Clattercote	306
Cottisford	216
Cropredy	717
Deddington	2146
Drayton	242
Duns Tew	478
Epwell	285
Fencott and Murcott	285
Finmere	466
Fringford	602
Fritwell	736
Godington (included in Stratton Audley)	
Gosford and Water Eaton	1323
Hampton Gay and Poyle	141
Hanwell	263
Hardwick with Tusmore (included in Cottisford).	
Hethe	275
Hook Norton	2117
Horley	336
Hornton	328
Horton-cum-Studley	455
Islip	652
Kidlington	13723
Kirtlington	988
Launton	1204
Lower Heyford	492
Merton	424
Middle Aston (included in North Aston)	
Middleton Stoney	331
Milcombe	613
Milton	192
Mixbury	370

Parish	Population
Mollington	479
Newton Purcell with Shelswell Parish Meeting : included in Mixbury Parish Meeting figure.	
Noke	117
North Aston	316
North Newington	324
Oddington	129
Piddington	370
Prescote (included in Cropredy)	
Shenington with Alkerton	425
Shipton-on-Cherwell and Thrupp	493
Shutford	476
Sibford Ferris	476
Sibford Gower	508
Somerton	305
Souldern	370
South Newington	285
Steeple Aston	947
Stoke Lyne	218
Stratton Audley	434
Swalcliffe	254
Tadmarton	541
Upper Heyford	1295
Wardington	602
Wendlebury	421
Weston-on-the-Green	523
Wigginton	194
Wroxton	546
Yarnton	2545

17. The population of villages has changed slightly since 2001 but in most cases this is minimal. For example at Cropredy the population has only increased by 5 people. At Adderbury the population has increased by about 300 people since the 2001 census. There have been some larger increases, for example at Ambrosden the population has increased by about 500 people. Changes to population alone do not necessitate a change in village categorisation.

Village Bus Services and Distance to Urban Centre (2014)

18. The following table shows the updated information used for bus services in each village and for the distance of each village to an urban centre.

Table 5: Bus Services & Accessibility to an Urban Centre

Village Name	Distance to nearest urban centre	Bus services
Adderbury	5.3km (Banbury)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 2ThF 4Sa

Village Name	Distance to nearest urban centre	Bus services
		OCC Special Transport Services Banbury-Upper Heyford 2 Th Stagecoach S4 Banbury-Oxford 28 MTuWThF 25 Sa 8 Su
Alkerton	9.7km (Banbury)	None
Ambrosden	5.3km (Bicester)	Thames Travel 94 Bicester-Oxford 5 MTuWThF Stagecoach S5 Arncott-Oxford 25 MTuWThF 26 Sa 4Su Charlton Services 94 Bicester/Ambrosden-Oxford 8 MTuWThF 2 Sa
Ardley	15.4km (Bicester)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 4TThF 5Sa
Arncott	7.9km (Bicester)	Stagecoach S5 Arncott-Oxford 25 MTuWThF 26 Sa 4Su
Balscote	7.7km (Banbury)	Johnsons Coaches 270 Banbury- Stratford-upon-Avon 8 MTuWThF
Barford St John	9.3km (Banbury)	None
Barford St Michael	9.3km (Banbury)	OCC Special Transport Services Banbury-Upper Heyford 2 Th
Begbroke	5km (Kidlington)	goride K2 Kidlington circular 8 MTuWThFS goride K3 Kidlington circular 3 MTuWThF Stagecoach S3 Chipping Norton-Oxford 80 MTuWThF 66 Sa 44Su
Blackthorn	5.3km (Bicester)	Thames Travel 94 Bicester-Oxford 3 MTuWThF Charlton Services 94 Bicester/Ambrosden-Oxford 2 MTuWThF 2 Sa
Bletchington	8.8 (Kidlington)	Thames Travel 25/25A Bicester-Oxford 37 MTuWThF
Bloxham	5.6km (Banbury)	Stagecoach 488/489 Banbury-Chipping Norton 29 MTuWThF 26 Sa
Bodicote	2.9km (Banbury)	Stagecoach S5 Arncott-Oxford 25 MTuWThF 26 Sa 4Su Stagecoach B2 Banbury-Bodicote circular 24 MTuWThF 25 Sa 5 Su
Broughton	4.2km (Banbury)	Stagecoach 50A Stratford-upon-Avon-Oxford 14 MTuWThF
Bucknell	4.5km (Bicester)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 4Tu 4ThF 5Sa
Caulcott	9.2km (Bicester)	None
Caversfield	2.7km (Bicester)	Thames Travel 22 Bicester circular 14 MTuWThF Thames Travel 23 Bicester circular 10 MTuWThF
Charlton on Otmoor	9.7km (Kidlington)	Thames Travel 94 Bicester-Oxford 5 MTuWThF Charlton Services 94 Bicester/Ambrosden-Oxford 8 MTuWThF 2 Sa
Chesterton	4.2km (Bicester)	Thames Travel 25/25A Bicester-Oxford 12 MTuWThF
Claydon	10.8km (Banbury)	Stagecoach 277 Banbury-Lighthorne Heath 4 MTuWThF
Clifton	12.2km (Banbury)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 2ThF 4Sa
Cottisford	9.7km (Bicester)	Stagecoach 8 Northampton-Bicester 9 MTuWThFSa
Cropredy	7.2km (Banbury)	Stagecoach 277 Banbury-Lighthorne Heath 4 MTuWThF
Deddington	9.7km (Banbury)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 2ThF 4Sa OCC Special Transport Services Banbury-Upper Heyford 2 Th Stagecoach S4 Banbury-Oxford 28 MTuWThF 25 Sa 8 Su

Village Name	Distance to nearest urban centre	Bus services
Drayton	2.9km (Banbury)	Johnsons Coaches 270 Banbury- Stratford-upon-Avon 11 MTuWThF
Duns Tew	13.8km (Banbury)	OCC Special Transport Services Banbury-Upper Heyford 2 Th Stagecoach S4 Banbury-Oxford 9 MTuWThF 9 Sa
Enslow	3 km (Kidlington)	Thames Travel 25/25A Bicester-Oxford 6 MTuWThF
Epwell	11.6km (Banbury)	Stagecoach 50A Stratford-upon-Avon-Oxford 2 MTuWThF
Fencott	10.5 km (Kidlington)	None
Fewcott	(15.8km) (Bicester)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 4TThF 5Sa
Finmere	12.2km (Bicester)	Heyfordian Travel 37 Finmere-Bicester 4 Tu Redline 132/133 Brackley-Buckingham 6 MTWThF Redline 132/133 Brackley-Buckingham-Banbury 7 Sa
Fringford	7.1km (Bicester)	Stagecoach 8 Northampton-Bicester 9 M-S
Fritwell	10.6km (Bicester)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 4TThF 5Sa
Godington	9.7km (Bicester)	None
Great Bourton	5.5km (Banbury)	Stagecoach 277 Banbury-Lighthorne Heath 4 MTuWThF
Hampton Gay	3.5 km (Kidlington)	None
Hampton Poyle	3.7km (Kidlington)	Thames Travel 25/25A Bicester-Oxford 33 MTuWThF
Hanwell	4.8km (Banbury)	Catterrall's Coaches 503 Long Itchington-Banbury 2 Th
Hardwick	8km (Bicester)	Heyfordian Travel 37 Finmere-Bicester 4 Tu
Heathfield	4km (Kidlington)	None
Hempton	11.9km (Banbury)	OCC Special Transport Services Banbury-Upper Heyford 2 Th
Hethe	9.0km (Bicester)	Stagecoach 8 Northampton-Bicester 9 MTuWThFS
Hook Norton	15.1km (Banbury)	Stagecoach 488/489 Banbury-Chipping Norton 22 MTuWThF 23 Sa
Horley	6.4km (Banbury)	Heyfordian Travel 504 Banbury-Hornton 2 Th
Hornton	10.3km (Banbury)	Heyfordian Travel 504 Banbury-Hornton 2 Th
Horton-cum-Studley	17.9km (Kidlington)	Heyfordian Travel 118 Oxford-Brill 2 MTTh 6 WFSa
Islip	4.5km (Kidlington)	Thames Travel 94 Bicester-Oxford 5 MTuWThF Charlton Services 94 Bicester/Ambrosden-Oxford 8 MTuWThF 2 Sa
Juniper Hill	11.0km (Bicester)	None
Kirtlington	8.5km (Kidlington)	Thames Travel 25/25A Bicester-Oxford 33 MTuWThF
Launton	3.5km (Bicester)	Langston & Tasker 18 Bicester-Aylesbury 10 MTuWThF Stagecoach S5 Arncott-Oxford 24 MTuWThF 22 Sa
Little Bourton	3.9km (Banbury)	Stagecoach 66 Banbury-Leamington Spa 10 MTuWThF Stagecoach 277 Banbury-Lighthorne Heath 4 MTuWThF
Lower Heyford	11.1km (Bicester)	Thames Travel 25/25A Bicester-Oxford 29 MTuWThF OCC Special Transport Services Banbury-Upper Heyford 2 Th
Merton	7.7km (Bicester)	Thames Travel 94 Bicester-Oxford 5 MTuWThF Charlton Services 94 Bicester/Ambrosden-Oxford 8 MTuWThF

Village Name	Distance to nearest urban centre	Bus services
		2 Sa
Middle Aston	14.5km (Bicester)	None
Middleton Stoney	5.6km (Bicester)	Thames Travel 25/25A Bicester-Oxford 29 MTuWThF
Milcombe	8.2km (Banbury)	Stagecoach 488/489 Banbury-Chipping Norton 28 MTuWThF 24 Sa
Milton	7.2km (Banbury)	OCC Special Transport Services Banbury-Upper Heyford 2 Th
Mixbury	16.1km (Bicester)	None
Mollington	7.7km (Banbury)	Stagecoach 66 Banbury-Leamington Spa 10 MTuWThF Stagecoach 277 Banbury-Lighthorne Heath 4 MTuWThF
Murcott	12.9km (Bicester)	None
Newton Purcell	9.5km (Bicester)	Heyfordian Travel 37 Finmere-Bicester 4 Tu
Noke	7.1km (Kidlington)	None
North Aston	13.7km (Banbury)	None
North Newington	4.2km (Banbury)	Johnsons Coaches 269 Banbury- Stratford-upon-Avon 2 MTuWThF
Oddington	7.9km (Kidlington)	Thames Travel 94 Bicester-Oxford 5 MTuWThF Charlton Services 94 Bicester/Ambrosden-Oxford 8 MTuWThF 2 Sa
Piddington	9.0km (Bicester)	Thames Travel 94 Bicester-Oxford 3 MTuWThF Charlton Services 94 Bicester/Ambrosden-Oxford 2 MTuWThF 2 Sa
Prescote	8km (Banbury)	None
Shenington	9.7km (Banbury)	Johnsons Coaches 269 Banbury- Stratford-upon-Avon 11 MTuWThF
Shipton on Cherwell	3.9km (Kidlington)	goride W10 Woodstock-Water Eaton Park and Ride 9 MTuWThFSa Stagecoach S4 Banbury-Oxford 26 MTuWThF 24 Sa 8 Su
Shutford	7.9km (Banbury)	Johnsons Coaches 269 Banbury- Stratford-upon-Avon 2 MTuWThF
Sibford Ferris	12.0km (Banbury)	Stagecoach 50A Stratford-upon-Avon-Oxford 14 MTuWThF
Sibford Gower	12.2km (Banbury)	Stagecoach 50A Stratford-upon-Avon-Oxford 14 MTuWThF
Somerton	15.3km (Banbury)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 4TThF 5Sa
Souldern	14.2km (Banbury)	Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 4TThF 5Sa
South Newington	9.2km (Banbury)	Stagecoach 488/489 Banbury-Chipping Norton 8 MTuWThF 4 Sa
Steeple Aston	13.2km (Bicester)	Stagecoach S4 Banbury-Oxford 28 MTuWThF 25 Sa 8 Su
Stoke Lyne	7.6km (Bicester)	Heyfordian Travel 37 Finmere-Bicester 4 Tu Heyfordian Travel 81/81A Banbury-Ardley-Souldern-Bicester 3ThFSa
Stratton Audley	5.6km (Bicester)	Stagecoach 8 Northampton-Bicester 9 MTuWThFSa
Swalcliffe	9.3km (Banbury)	Stagecoach 50A Stratford-upon-Avon-Oxford 14 MTuWThF

Village Name	Distance to nearest urban centre	Bus services
Tadmarton	7.9km (Banbury)	Stagecoach 50A Stratford-upon-Avon-Oxford 14 MTuWThF
Thrupp	1.2km (Kidlington)	goride W10 Woodstock-Water Eaton Park and Ride 9 MTuWThFSa
Upper Heyford	9.2km (Bicester)	Thames Travel 25/25A Bicester-Oxford 29 MTuWThF OCC Special Transport Services Banbury-Upper Heyford 2 Th
Wardington	8.9km (Banbury)	Stagecoach 200 Daventry-Woodford Halse-Banbury 16 MTuWThF 14 Sa
Wendlebury	4.8km (Bicester)	Thames Travel 25 Bicester-Oxford 9 MTuWThF
Weston on the Green	8.4km (Bicester)	Thames Travel 25 Bicester-Oxford 9 MTuWThF
Wigginton	10.6km (Banbury)	Stagecoach 488/489 Banbury-Chipping Norton 4 MTuWThF 3 Sa
Williamscot	8 km (Banbury)	None
Wroxton	8.9km (Banbury)	Johnsons Coaches 270 Banbury- Stratford-upon-Avon 11 MTuWThF
Yarnton	6.0km (Bicester)	goride K2 Kidlington circular 8 MTuWThFSa goride K3 Kidlington circular 3 MTuWThF Stagecoach S3 Chipping Norton-Oxford 80 MTuWThF 66 Sa 44Su

19. There has been some significant reduction in bus services since the last review. For example at Shutford there were four services previously but now there is only one, and there is now no service at Barford St John. However, there remains a bus service at all the category A villages.

Updating Sustainability Conclusions

20. As explained in Appendix 3 of Topic Paper 2, a range of criteria was used to establish the level of 'sustainability' for villages in land use terms. The criteria needed to capture an understanding of access to services and facilities, the availability of employment opportunities, the village's population, and the village's location. Table 6 below explains why these criteria were considered relevant in determining the sustainability of a village (reproduced from Appendix 3 of Topic Paper 2).

Table 6: Village Categorisation – Sustainability Criteria

Criteria	Commentary
Children's Nursery	<ul style="list-style-type: none"> It provides local education potentially accessible to the residents of a village or nearby village It provides a social focus for the community It can be multi-functional in terms of hosting other events such as fitness classes and meetings It may provide employment for local people
Primary School	<ul style="list-style-type: none"> It provides local education potentially accessible to the residents of a village or nearby village It provides a social focus for the community It can be multi-functional in terms of hosting other events such

	<ul style="list-style-type: none"> as fitness classes and meetings It may provide employment for local people
Retail/services/businesses	<ul style="list-style-type: none"> It will provide a service It could provide employment for local people
Food Shops	<ul style="list-style-type: none"> It provides essential items (food and drink) for residents, in particular for those not able to travel longer distances It provides a social focus for the community Provides potential employment
Post Offices	<ul style="list-style-type: none"> It provides a postal service particularly for older people who may require assistance and support with matters such as pension collections It provides a social focus for the community Provides potential employment
Pubs	<ul style="list-style-type: none"> It provides food and drink for local people and visitors
Recreation Areas	<ul style="list-style-type: none"> Recreation areas provide facilities for local people, particularly for young people to play and socialise
Community Halls	<ul style="list-style-type: none"> It provides a social focus for the community
Bus Services	<ul style="list-style-type: none"> A bus service means that people are provided with the opportunity to travel by means other than the private car to the urban centres and possibly elsewhere.
Distance to Urban Centres	<ul style="list-style-type: none"> If a village is close to a town this increases the opportunities for the use of public transport and walking and cycling to the town. It also means that car journeys made to the town will be shorter contributing to reducing carbon emissions.
Population	<ul style="list-style-type: none"> A village is more sustainable if it has a higher population as this population is more likely to provide custom, helping to maintain a service or facility.
Employment Areas	<ul style="list-style-type: none"> Could provide employment for local people

21. Having regard to the above criteria and the updated information on services, population and bus services, the conclusions of the village review were that there was little overall material change to the relative differences between villages despite there being some changes in service provision and population size. However, within those villages considered to be more sustainable, it was determined that the relative 'ranking' of Middleton Stoney needed to change having regard to less availability of sources of employment (only a single company) and food shops.

Policy Implications

22. The preparation of Proposed Modifications entailed a review of Policy Villages 1 in the context of national policy requirements and guidance, the updated review of villages and the need to meet objectively assessed housing needs as identified in the 2014 SHMA.
23. It was considered that in the interests of meeting housing needs positively and sustainably, there was justification to 'merge' the previously identified category B

villages with the previously identified Category A villages. This would provide more opportunities for 'minor development' within villages and would also inform the review of Policy Villages 2, i.e. the villages to which larger scale development outside existing built-up limits would be directed. In merging the category A and category B villages, it was considered that while the village of Islip would 'score' sufficiently highly to be included as a category A village, it could not be categorised as such due to it being completely within (i.e. 'washed-over' by) the Green Belt.

24. It was also considered, again in the interest of meeting higher levels of housing need, that the identified satellite villages, with their relationship with larger service villages, would be appropriate locations for minor development within built-up limits (in addition to infilling and conversions) but should remain in a second 'B' category. The satellite villages do not 'score' highly enough in their own right to be included as category A villages but are considered to be appropriate for minor development because of the benefits of access to a service centre within a village cluster. For example, Claydon, Great Bourton, Mollington and Wardington benefit from their relationship with Cropredy. As smaller settlements, they would not be suitable for larger scale development provided for by Policy Villages 2.
25. All other villages should be category C villages (including Middleton Stoney because of its lowered, relative sustainability 'score'), but again, in the interest of meeting higher levels of housing need, it was considered that the scope of residential development permitted within category C villages should be broadened beyond conversions (as in the Submission Local Plan) to including infilling.

Conclusion

26. In preparing Proposed Modifications to the Local Plan, to meet the objectively assessed housing needs identified in the 2014 SHMA, the relative sustainability of Cherwell's villages has been updated with new surveys of village services and facilities, current census information on population size and the availability of bus services. The relative sustainability of villages has not materially changed for the purpose of village categorisation other than in the case of Middleton Stoney. The reviewed categorisation informs Proposed Modifications to Policies Villages 1 and Villages 2, the latter providing for larger scale rural housing distribution (see Main Modifications 139 and 147).
27. In policy terms, having regard to the NPPF and NPPG and the higher level of housing need identified in the 2014 SHMA, it was concluded that the Proposed Modifications needed to provide a broader scope of opportunity for residential development within the built up limits of villages. It is therefore proposed that all villages should now be permitted to consider infilling development and conversions, and that a wider range of villages should be allowed to consider minor development. The policy approach is set out in the table below:

Category	Villages by Category	Type of Development
A	<i>Service Villages</i> <i>Adderbury, Ambrosden, Arncott, Begbroke, Bletchington (*), Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Milcombe, Sibford Ferris/Sibford Gower, Steeple Aston, Weston -on -the-Green (*), Wroxton, Yarnton</i>	<i>Minor Development Infilling Conversions</i>
B	<i>Satellite Villages</i>	<i>Minor</i>

	<i>Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, and Wardington.</i>	<i>Development Infilling Conversions</i>
<i>C</i>	<i>All other villages</i>	<i>Infilling Conversions</i>

Appendix 8

Core Policy 35: Settlement Hierarchy

Development will be approved in accordance with the Settlement Hierarchy and Settlement Classifications set out below:

Main Towns: Main Towns have the ability to support the most sustainable patterns of living through their current levels of facilities, services and employment opportunities. Main Towns have the greatest long-term potential for development to provide the jobs and homes to help sustain, and where appropriate, enhance their services and facilities to support viable and sustainable communities in a proportionate manner.

Local Service Centres: Local Service Centres are large villages with a level of facilities and services and local employment to provide the next best opportunities for sustainable development outside the Main Towns.

Larger Villages: Larger Villages have a more limited range of employment, services and facilities. Unplanned development will be limited to providing for local needs and to support employment, services and facilities within local communities.

Smaller Villages: Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.

The Settlement Classifications are: Classification/Settlement	Type of Development
Main Towns Banbury, Bicester	Presumption in favour of sustainable development
Local Services Centres Kidlington(*), Heyford Park	Development beyond existing built limits will only be permitted on allocated sites
Larger Villages Adderbury, Ambrosden, Bletchington (part *), Bloxham, Bodicote, Deddington, Hook Norton, Kirtlington, Launton, Steeple Aston, Yarnton (*)	Development at settlements within the Green Belt will be considered against National Policy.

The Settlement Classifications are: Classification/Settlement	Type of Development
<p>Smaller Villages</p> <p>Arncott, Balscote, Begbroke (*), Bourtons, Charlton on Otmoor (GB), Chesterton, Clifton, Cottisford, Cropredy, Drayton, Epwell, Fencott (GB), Finmere, Fringingford, Fritwell, Godington, Hardwick with Tusmore, Hempton, Lower Heyford, Upper Heyford, Horley, Hornton, Horton cum Studley (GB), Islip(GB), Mercott (GB), Middle Aston, Middleton Stoney, Milcombe, Milton, Mixbury, Mollington, Newton Purcell with Shelswell, Noke (GB), Oddington (GB), Shenington with Alkerton, Shipton on Cherwell (GB), Shutford, Sibford Ferris, Sibford Gower, Souldern, Swalcliffe, Tadmarton, Thrupp (GB), Wardington, Weston on the Green (part GB), Wiggington, Wroxton,</p>	<p>Limited infill development within existing built areas or on allocated sites. Proposals will be supported where they are:</p> <ul style="list-style-type: none"> i. In keeping with local character, and ii. Proportionate in scale, and iii. Meet local housing needs, and/ or provide local employment, services and facilities
<p>Open Countryside</p> <p>Those villages not included within the categories described above are considered to form part of the Open Countryside.</p>	<p>Development will not be appropriate unless specifically supported by other local or national planning policies.</p>

(GB) These settlements are washed over by Green Belt.

(*) These settlements are inset to the Green Belt. (part GB) These settlements are partly in the Green Belt.



QUESTION 22:
What are your views on our settlement hierarchy proposals?

Appendix 9

Core Policy 31: Rural Area Housing Requirement Figures

In accordance with the spatial strategy and **Core Policy 2: District Wide Housing Distribution**, the 500 dwelling non-strategic housing requirement for the rural area will be distributed across the Larger Villages as shown in the following **Table 9.2**.

For clarity, the housing requirement, identified in the following table, for the plan period 2020-2040, is the figure to be met through non-strategic development in each Parish in total, taking into account completions since 1st April 2020 and known commitments (at 1st April 2022). The residual allocation figures are to be delivered through non-strategic allocations, either through a Neighbourhood Plan process, where a Parish Council or Qualifying Body wishes to do so, or by this Local Plan.

For any non-strategic allocations (to be identified in the Publication Version of Plan to be published in Summer 2023) development will be supported at the Larger Villages where development meets the requirements set out within the Site Development Templates **(to be added for the Publication Plan)** or within Neighbourhood Plans, and in accordance with the Development Plan taken as a whole.

Table 9.2 Housing Requirement Figures for Larger Villages and Other Villages preparing a Neighbourhood Plan.

Settlement Hierarchy Tier	Parish	2020-40 Housing Requirement Figure	Residual requirement to be allocated through non-strategic allocations (at 1 st April 2022)
Larger Villages	Adderbury	110	63
Larger Villages	Ambrosden	204	87
Larger Villages	Bletchington	50	23
Larger Villages	Bloxham	129	106
Larger Villages	Bodicote	0	0
Larger Villages	Deddington	96	43
Larger Villages	Hook Norton	122	42
Larger Villages	Islip	0	0
Larger Villages	Kirtlington	46	46
Larger Villages	Launton	112	43
Larger Villages	Steeple Aston	59	47
Larger Villages	Yarnton	0	0
Smaller Villages	Fritwell	0	0
Smaller Villages	Lower Heyford	0	0
Smaller Villages	Middle Aston	0	0
Smaller Villages	Upper Heyford	0	0
Smaller Villages	Weston on the Green	0	0
Open Countryside	Hampton Gay & Poyle	0	0

Appendix 10



Annual Monitoring Report 2023

(01/04/2022 – 31/03/2023)

DRAFT FOR EXECUTIVE

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1 Introduction

What is the Annual Monitoring Report?

- 1.1 The Cherwell District Council AMR reviews progress in preparing the Council's planning policy documents and assesses whether its existing development plan policies are effective. It provides monitoring information, amongst other things, on employment, housing, and the natural environment.
- 1.2 This AMR covers the period 1 April 2022 – 31 March 2023. A base date of 31 March 2023 is used for monitoring performance against specified indicators. The AMR also includes an up-to-date report on Local Plan progress when measured against the Local Development Scheme (LDS) (September 2023).
- 1.3 The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015. The Plan provides the strategic planning policy framework for the District. Policies within the Plan replace some of the saved policies of the adopted Cherwell Local Plan 1996. Policy Bicester 13 of the Local Plan was re-adopted on 19 December 2016 following the outcome of a legal challenge. The re-adopted policy is identical to that originally adopted by the Council on 20 July 2015, other than the deletion of the words, '*That part of the site within the Conservation Target Area should be kept free from built development*' from the third bullet point of the policy's key site-specific design and place shaping principles.
- 1.4 This is the ninth AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 this is the seventh AMR that fully reports on these indicators. Some data is unavailable therefore not all indicators can be reported.
- 1.5 The Cherwell Local Plan 2011-2031 Part 1 Partial Review – Oxford's Unmet Housing Need was adopted by Cherwell District Council on 7 September 2020. The Plan provides the strategic planning framework and sets out strategic site allocations including a housing trajectory to provide Cherwell District's share of the unmet housing needs of Oxford to 2031.
- 1.6 This is the third AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need. However, as the Plan's adoption on 7 September 2020 was partly through the monitoring period of 2020/21, this is the second AMR to report on these indicators.

Purpose of the Annual Monitoring Report

- 1.7 The purpose of the AMR is to:
- Monitor the preparation of Cherwell's Local Plan against timetables in the Local Development Scheme (LDS);
 - Assess the extent to which policies are being achieved; and
 - Review key actions taken under the Duty to co-operate.

Legislative Background

- 1.8 The Council has a statutory obligation to produce an authority monitoring report which monitors the implementation of the Local Development Scheme and the extent to which the policies in Local Plans are being achieved. Subject to these requirements, it is a matter for individual Councils to decide the content on their monitoring reports.

Structure of the Cherwell Annual Monitoring Report

- **Section 2** reports on the delivery of Cherwell District's Local Plan and other supporting documents, providing a review of progress against the targets and milestones set out in the Local Development Scheme.
 - **Section 3** looks at the progress made on neighbourhood planning within the district.
 - **Section 4** sets out detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 Part 1.
 - **Section 5** sets out detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need.
 - **Section 6** looks at progress on infrastructure delivery.
- 1.9 For further information relating to the AMR, please contact the Council's Planning Policy and Conservation team:

Tel: 01295 221779

Email planning.policy@cherwell-dc.gov.uk

2 Cherwell Planning Policy Documents

- 2.1 The existing statutory Development Plan comprises:
- Cherwell Local Plan 2011-2031 Part 1 (July 2015 incorporating Policy Bicester 13 re-adopted December 2016);
 - Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need;
 - The saved policies of the adopted Cherwell Local Plan 1996; and
 - The made (adopted) Neighbourhood Plans for:
 - Adderbury;
 - Bloxham;
 - Hook Norton;
 - Mid Cherwell; and
 - Weston-on-the-Green
- 2.2 The Development Plan also includes the saved policies of the Oxfordshire Minerals and Waste Local Plan 1996, the production of which is a County Council function. A new Minerals and Waste Core Strategy Part 1 was adopted on 12 September 2017. Progress on the Minerals and Waste Local Plan Part 2 – Site Allocations is reported by Oxfordshire County Council.

Local Development Scheme Progress

- 2.3 The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents relevant to future planning decisions. An updated LDS was published in September 2023, reflecting revisions to the timetable of the Cherwell Local Plan Review. However, this annual monitoring report covers the period from 1 April 2022 to 31 March 2023 which predates the publication of this revised LDS, and therefore the LDS that this AMR reports on is the version that was published in September 2021, and was revised in December 2022 to reflect the cessation of the Oxfordshire Plan 2050. It provides for:
- **Cherwell Local Plan Review** – a review of the adopted Cherwell Local Plan 2011-2031 to ensure key planning policies are kept up to date for the future, to assist implementation of the Oxfordshire Plan 2050 and to update the 2015 Cherwell Local Plan 2011-2031 (Part 1) and replace the remaining saved policies of the 1996 Local Plan.
 - **Community Infrastructure Levy Charging Schedule** which would (if implemented) raise funds to deliver off-site infrastructure that will support the development proposed within Cherwell and alter the Council’s approach to ‘section 106’ developer contributions.
 - **Oxfordshire Plan 2050** – a countywide strategic plan to be prepared jointly on behalf of the five district local planning authorities, with the support of the County Council through the Oxfordshire Growth Board.

Cherwell Local Plan Review

- 2.4 Progress on the preparation of the Cherwell Local Plan Review continued in the 2022/23 monitoring year. At the start of the monitoring year, it was envisaged that the Local Plan would assist in the implementation of the Oxfordshire Plan and align with the overarching vision and framework set by that plan.
- 2.5 Following the formal decision to cease work on an Oxfordshire wide plan, the Council has revisited elements of the evidence base. The preparation of these documents, which are crucial to the preparation of a “sound” plan which will pass examination, inevitably delayed the programme.
- 2.6 Since 1 April 2023, a regulation 18 consultation on the draft Cherwell Local Plan Review has taken place. This occurred between 22 September and 3 November 2023.

Community Infrastructure Levy (CIL) Charging Schedule

- 2.7 The Council previously consulted upon a Preliminary Draft (Feb – March 2016) and a Draft CIL Charging Schedule (Nov 2016 – Jan 2017). Work on a potential CIL was put on hold while a national policy review was undertaken and in anticipation of further Government guidance which has since been published.
- 2.8 In the 2022/23 monitoring year, preliminary work was carried out with a view to bringing forward a Community Infrastructure Levy charging schedule. It is anticipated that a new Draft CIL Charging Schedule will be consulted on during the 2023/24 monitoring year.
- 2.9 On 17 March 2023, the government published a consultation on potential reforms to the system of developer contributions in England. The Council will continue to monitor the progress of these proposed reforms, and take stock of the government’s proposals once more information becomes available.

Oxfordshire Plan 2050

- 2.10 Work on the joint plan for Oxfordshire ceased in August 2022, following a failure to reach agreement on the approach to planning for future housing needs within the framework of the Oxfordshire Plan. The framework for long-term and growth is through local plans including the Cherwell Local Plan Review 2040. A revised Local Development Scheme was prepared in December 2022 and was subsequently updated in September 2023, reflecting the cessation of the Oxfordshire Plan 2050 and consequential delays to the programme for the Cherwell Local Plan Review 2040.

Supplementary Planning Documents

- 2.11 No work on Supplementary Planning Documents (SPDs) was undertaken during the 2022/23 monitoring year.

Duty to Co-operate

- 2.12 Local Councils are expected to consider strategic issues relevant to their areas through a statutory 'Duty to Co-operate' established by the Localism Act (2011) and described in the National Planning Policy Framework (NPPF).
- 2.13 During the monitoring period 2022/23 the Council:
- Continued to work with the Oxfordshire authorities as part of the Future Oxfordshire Partnership to implement the Oxfordshire Housing and Growth Deal 2018.
 - Supported the preparation of the Oxfordshire Plan 2050 which included attendance at regular officer liaison meetings and evidence base steering groups.
 - Following the cessation of the Oxfordshire Plan, jointly commissioning a Housing and Employment Needs Assessment (HENA) with Oxford City Council.
 - Continued to meet its statutory obligations under the Duty to Cooperate as set out in the formal Duty Cooperate Statement accompanying the Consultation Draft Cherwell Local Plan Review 2040.

3 Neighbourhood Planning

- 3.1 Neighbourhood Development Plans (“Neighbourhood Plans”) were introduced in 2011 as a way for communities to decide the future of the places where they live and work. They are intended as a tool for communities to come together and say where they think new houses, businesses and shops should go, and what they should look like.
- 3.2 A Neighbourhood Development Plan that has been adopted as a part of the development plan for a local authority’s area is known as a “made” Neighbourhood Plan. As indicated in paragraph 2.1 above, there are currently five “made” Neighbourhood Plans in Cherwell District:

Table 1 "Made" Neighbourhood Development Plans in Cherwell District

Neighbourhood Plan Area	Designated Date	Date plan “made”	Monitoring Year
Adderbury	3 June 2013	16 June 2018	2018/19
Bloxham	3 June 2013	19 December 2016	2016/17
Hook Norton	3 June 2013	19 October 2015	2015/16
Mid Cherwell	7 April 2015	14 May 2019	2019/20
Weston-on-the-Green	2 November 2015	19 May 2021	2021/22

- 3.3 In addition to the made neighbourhood plans listed at Table 1 above, eight Parish Councils have had their administrative areas designated as Neighbourhood Areas. During the monitoring period from 1 April 2022 to 31 March 2023, two new neighbourhood areas have been designated: Hampton Gay & Poyle and Bletchingdon was designated in October 2022 and Milcombe in January 2023. No further neighbourhood areas have been designated since 1 April 2023.

Table 2 Designated Neighbourhood Area in Cherwell District

Neighbourhood Plan Area	Designated Date	Monitoring Year
Bodicote	04 January 2016	2015/16
Deddington	02 December 2013	2013/14
Hampton Gay & Poyle, and Bletchingdon	25 October 2022	2022/23
Islip	17 February 2022	2021/22
Merton	02 December 2013	2013/14
Milcombe	03 January 2023	2022/23
Stratton Audley	03 June 2013	2013/14
Shipton on Cherwell & Thrupp	11 February 2019	2018/19

Deddington Neighbourhood Plan

- 3.4 Deddington Parish Council is progressing the preparation of its new neighbourhood plan. A pre-submission (regulation 14) plan was published in late 2022, and was consulted on between 22 November 2022 and 11 January 2023. A further regulation 14 consultation was held between late March 2023 and 6 May 2023 on the draft Neighbourhood Plan's Strategic Environment Assessment.
- 3.5 Following the end of the AMR monitoring period, the draft Deddington Neighbourhood Plan was submitted to Cherwell District Council in May 2023, and a consultation on the submission Neighbourhood Plan (regulation 16) was held between 9 June 2023 and 21 July 2023. The Deddington Neighbourhood Plan proceeded to examination in August 2023. At the time of writing (October 2023) the Neighbourhood Plan examination is ongoing.

Mid-Cherwell Neighbourhood Plan

- 3.6 The Mid-Cherwell Neighbourhood Plan covering the parishes of Duns Tew, North Aston, Somerton, Fritwell, Ardley with Fewcott, Upper Heyford, Middle Aston, Steeple Aston, Lower Heyford, Middleton Stoney, Kirtlington and Heyford Park) is currently under the early stages of a review.

4 Monitoring Results – Cherwell Local Plan 2011-2031 Part 1

- 4.1 For each policy in the Cherwell Local Plan 2011-2031 (Part 1), there is an indicator and a target used to measure the policy's effectiveness. This section sets out the detailed monitoring results using indicators from the adopted Local Plan 2011-2031 (Part 1). The Monitoring Framework is included at Appendix 5.

Theme One: Developing a Sustainable Local Economy

- 4.2 Cherwell Local Plan 2011-2031 (Part 1) Policy SLE 1 seeks to protect existing employment land and buildings for employment (B class) uses. The Policy supports the delivery of employment development on allocated sites. Since the adoption of the Local Plan, there have been changes to the use classes order. As of 01 September 2020 'Class E' has replaced those uses in Classes A1, A2 and A3, B1 (Office) and D1a-b (Classes B2 and B8 remain valid). As applications are determined using the use class in effect at the point the application was submitted, there are now an increasing number of Class E applications. This has an impact on the effectiveness and accuracy of the monitoring for office accommodation (new floorspace and floorspace lost).
- 4.3 The strategic employment allocations (including mixed use sites for housing and employment) in the 2015 Local Plan, as well as development on non-allocated sites, are monitored. Employment (non-commercial) monitoring for 2022/23 was only carried out on sites where more than 200 sqm of employment floorspace is proposed.

Table 3 Employment completions on allocated land during 2022/23 (sqm)

Location	B1	B2	B8	Mixed B Use	E	Total
Banbury	0	0	0	16,890	0	16,890
Bicester	0	0	23,195	21,994	1,750	46,939
Kidlington	6,575	0	0	0	0	6,575
Rural Areas	0	0	0	0	0	0
Cherwell Total	6,575	0	23,195	38,884	1,750	70,404

Table 4 Employment commitments on allocated land at 31 March 23 (sqm)

Location	B1	B2	B8	Mixed B Use	E	Total
Banbury	0	0	0	16,340	0	16,340
Bicester	248,645.46	20,520	83,861	0	0	353,026.46
Kidlington	0	0	0	0	0	0
Rural Areas	19,965	9,250	5,960	0	14,840	50,015
Cherwell Total	268,610.46	29,770	89,821	16,340	14,840	419,381.46

Table 5 Employment completions on non-allocated land during 2022/23 (sqm)

Location	B1	B2	B8	Mixed B Use	E	Total
Banbury	0	0	-1,664	0	0	-1,664
Bicester	0	2,536	0	0	0	2,536
Kidlington	0	0	0	0	0	0
Rural Areas	413	0	1,076	895	4,021	6,405
Cherwell Total	413	2,536	-588	895	4,021	7,277

Table 6 Employment commitments on non-allocated land at 31 March 2023 (sqm)

Location	B1	B2	B8	Mixed B Use	E	Total
Banbury	-410	823	2,079	0	0	2,492
Bicester	713	264	-162	1,194	321	2,330
Kidlington	0	362	0	0	0	362
Rural Areas	2,669.50	177	2,656.50	1,022	20,192.70	26,717.70
Cherwell Total	2,972.50	1,626	4,573.50	2,216	20,513.70	31,901.70

Employment Completions

- 4.4 **Error! Reference source not found.** shows the total employment floorspace completed during 2022/23 (net). The 'net' figures reflect the overall completion totals considering any losses which include redevelopments and changes of use away from commercial use.
- 4.5 Tables 3 – 7 include commitments and completions which have been made within Class E. This may include non-traditional employment uses (such as retail and leisure) and are included for indicative purposes.

Table 7 Employment completions during 2022/23 (sqm)

Location	B1	B2	B8	Mixed B Use	E	Total
Banbury	0	0	-1,664	16,890	0	15,226
Bicester	0	2,536	23,195	21,994	1,750	49,475
Kidlington	6,575	0	0	0	0	6,575
Rural Areas	413	0	1,076	895	4,021	6,405
Cherwell Total	6,988	2,536	22,607	39,779	5,771	77,681

Employment Commitments

- 4.6 Table 8 shows the total employment commitments at 31/03/2023. Employment commitments include sites which have been granted planning permission in the past and remain extant, this includes development on allocated and non-allocated sites.

- 4.7 As of 31 March 2023, there was outstanding employment floorspace to be implemented equating to 451,283.16 sqm. Development at Bicester contributed to most of the total commitment for employment floorspace (81%), followed by the Rural Areas (15%), Banbury (4%), and Kidlington (less than 0.1%).

Table 8 Employment commitments at 31 March 2023 (sqm)

Location	B1	B2	B8	Mixed B Use	E	Total
Banbury	-410	823	2,079	16,340	0	18,832
Bicester	249,358.46	20,784	83,699	1,194	321	355,356.46
Kidlington	0	362	0	0	0	362
Rural Areas	22,634.50	9,427	8,616.50	1,022	35,032.70	76,732.70
Cherwell Total	271,582.96	31,396	94,394.50	18,556	35,353.70	451,283.16

- 4.8 **Banbury** – 2 of the commercial buildings at Banbury 15 adjacent to the M40 were delivered and DPD moved into one early 2023. The other unit is being built now and will be completed in next year's allocation. There are two losses of employment space in High Street and Ruscote Avenue, totalling 410sq.m.
- 4.9 **Bicester** – Bicester Heritage delivered 3 employment commitments this year with the delivery of an hotel/conference facility and 2 other buildings. The delivery of the next phase of Symmetry Park has been completed and Syncreon Technology UK Ltd occupied this building.
- 4.10 **Kidlington and Rural Areas** – There were more deliveries at Oxford Technology Park. These premises were mainly built and occupied immediately, showing there is a constant requirement for this type of employment premises. There was one loss of employment space in Cropredy from Office to residential of 387.3 sqm. A wide range of employment completions have occurred in the year 22/23 applications with 6 of these being conversions from agricultural/horticulture to B2, B8 or E planning categories.

Table 9 Land on Local Plan Employment Allocations without planning permission on 31 March 2023 (ha)

Location	Remaining Allocated Area (ha)
Banbury	5.87
Bicester	26.40
Rural Areas	0
Total	32.27

- 4.11 Table 9 shows the total remaining allocated land available in the District (32.27ha) excluding land with planning permission (on Local Plan allocations). However, sites

'committed' for development (i.e. with planning permission) are still 'available' since it is possible that the permission may expire unimplemented or may be superseded by another planning permission.

- 4.12 The employment trajectory in the Local Plan 2011-2031 shows how strategic sites will be delivered and the Council continues to work with promoters and others to bring forward strategic sites. Table 10 provides details of the status of each of the strategic sites in the Local Plan employment trajectory. The Council is exploring the potential and suitability of sites for employment through the next Local Plan process.

Table 10 Status of Local Plan Employment Allocations

Location	Comments
Banbury	<p><u>Banbury 6: Employment Land West of the M40</u></p> <ul style="list-style-type: none"> - This strategic site provides for 35 ha of mixed employment generating development. - 29.1 ha of development (units 1-5, 6, 7, 8 and 9) has been completed under various planning permissions. - Planning permission was granted for the construction of two new logistics warehouses (units 9 and 10) (20/00608/F) in August 2020. Land within CDC amounts to 4.4 ha. Development has been completed. - There is no planning permission in place for the remaining area of 5.87 ha <p><u>Banbury 15: Employment Land North East of Junction 11</u></p> <ul style="list-style-type: none"> - This strategic site comprises 13 ha of land for mixed employment generating development. - Planning permission was granted in July 2020 for commercial development (19/00128/HYBRID) divided by part A and B. Part A, which has an area of 3.31 ha is completed. Development on Part B has not yet started.
Bicester	<p><u>Bicester 1: North West Bicester</u></p> <ul style="list-style-type: none"> - A new zero-carbon mixed use development totalling 390 ha of land. 10 ha of total land allocated expected to provide for employment uses within the Plan period. All of the allocated land for employment development has planning permission and has been completed <p><u>Bicester 2: Graven Hill</u></p>

Location	Comments
	<ul style="list-style-type: none"> - This predominantly brownfield site is proposed for a mixed-use development totaling 241 ha of land. 26 ha of the total land allocation is expected to provide for employment uses within the Plan period. - Planning permission (11/01494/OUT) for all 26 ha of employment provision was granted in August 2014 and this was subsequently amended by a section 73 application (19/00937/OUT), approved in January 2020. - The Primary school which was 3.3365ha has been built. The row of local centre units have been built with some occupied. The area allocated to a pub/restaurant community centre and fulfilment centre have not been completed to date. No significant employment development has started on site in the D site which is South East of the site behind Graven Hill hill/woods. <p><u>Bicester 4: Bicester Business Park</u></p> <ul style="list-style-type: none"> - 29.5 ha of land to the southwest of Bicester proposed for employment generating development. - Part of the site was granted outline planning permission in 2010 for the construction of a B1 business park and a hotel (07/01106/OUT) but this has lapsed and was superseded by 17/02534/OUT which has now also lapsed, and a new application 23/01080/OUT was submitted in April 2023 but has not been determined yet. - There is no planning permission in place for the remaining area of 5.387.8ha <p><u>Bicester 10: Bicester Gateway</u></p> <ul style="list-style-type: none"> - A strategic development site totaling 18 ha of land for the provision of business uses. - The allocation has been brought forward in parts. - The land to the west of Wendlebury Road comprises two parcels of land. Phase 1a which is related to a hotel is completed. The southern parcel (phase 1b) has a reserved matters permission for B1 employment development. A planning outline 20/00293/OUT was granted in April 2021 but this site has not been commenced. - Phase 2 comprising the remainder of the Bicester 10 allocation, located to the east of Wendlebury Road was granted planning permission for B1 development and a health and racquets club on 15.8 ha of land in September 2020 (19/01740/HYBRID).

Location	Comments
	<ul style="list-style-type: none"> - Reserved matters consent for phase 1 of the employment development, comprising 4no. units within two separate buildings, was granted in December 2020 - 22/01632/REM covers 9 units 11,309sqm of employment land approved on 13 October 2022. - 22018945/REM was granted 12th October 2022 consent for a further 4 units with 10,195sqm was passed. - All 18 ha of the land allocated for employment development has planning permission. <p><u>Bicester 11: Employment Land at North-East Bicester</u></p> <ul style="list-style-type: none"> - A strategic employment development site of 15 ha. - Outline planning permission (15/01012/OUT) was granted in May 2016 and various reserved matters have been approved pursuant to this outline consent. - Development of the northern part of the allocation – 10.5 ha of land – is complete. - There is no planning permission in place for the remaining 4.5 ha of the allocation. A new planning application has been submitted on this site since 1st April 2023 and is still to be approved. (21/02286F) <p><u>Bicester 12: South East Bicester</u></p> <ul style="list-style-type: none"> - A mixed-use site for employment and residential development totaling 155 ha of land. 40 ha of total land allocated expected to provide for employment uses within the Plan period. However, it is unlikely that this will be implemented in full as the consented schemes have a lower employment floorspace. - Units A1, A2 and B (16/00861/HYBRID and 18/00091/F) to the south-east of the allocation adjacent to the A41 are complete and cover 11.01 ha of land. A further 5.47 ha of land has planning permission for the development of Unit C (19/00388/F). This has been completed. - 7 ha employment provision (60% B1 40% B8) (16/01268/OUT) was approved on 20th May 2022 to the north of Units A1, A2, B and C. The remaining Local Plan employment land allocation without planning permission is 16.52 ha. The land will be reviewed as part of the preparation of the Draft Local Plan.
Rural Areas	<u>Former RAF Upper Heyford</u>

Location	Comments
	<ul style="list-style-type: none"> - Mixed use land allocation of 520 ha in the Local Plan (Policy Villages 5). Approximately 120,000 sqm of the land area is for employment provision. - Outline planning permission (10/01642/OUT) was granted in 2011 for the proposed new settlement 'Heyford Park' comprising residential and employment uses, and a school. The application site measures approximately 76.3 ha in total. - A Hybrid application (18/00825/HYBRID) for 1,175 dwellings, retail uses, a medical centre, employment uses, a new school, a community building, areas for indoor and outdoor sports, and additional education facilities was approved subject to legal agreement on 5 November 2020. The application was subsequently approved on 09 September 2022 yielding 8.3ha of employment floorspace with up to 35,175sq.m of new build employment in the proposed Creative City area.
Kidlington	<ul style="list-style-type: none"> - 14/02067/OUT was approved 10th October 2016 for a new build Technology Park South of Oxford Airport comprising 40,362 sqm of research and development laboratory storage and ancillary space. To date they are all being brought forward by a phasing application 17/00559/F for 14 units within 10 buildings.

Table 11 Employment Permissions at 31 March 2023 (ha)

Extant permissions on allocations		Extant Permissions on Non-Allocations		Total Extant Permissions	
Location	Site Area (ha)	Location	Site Area (ha)	Location	Site Area (ha)
Banbury	14.12	Banbury	2.44	Banbury	16.56
Bicester	48.41	Bicester	3.03	Bicester	51.44
Kidlington	6.14	Kidlington	0.04	Kidlington	6.18
Rural Areas	77.8	Rural Areas	37.89	Rural Areas	115.69
Total	146.47	Total	43.36	Total	189.83

4.13 Table 11 shows the amount of land with planning permissions at 31 March 2023¹. A total of 189.83 ha has been permitted with 77% being at strategic allocations. In terms of the planning permissions in Table 11, only new build employment development is shown, not changes of use between employment uses since this would result in no overall gain in employment land.

¹ In the 2021-22 Annual Monitoring Report, the calculations presented in table 11 were presented using a gross value for site areas. For this Annual Monitoring Report, the methodology has reverted to the net areas of extant employment permissions, in line with the approach taken in the 2021-22 Annual Monitoring Report.

Table 12 Total Employment Land Available on Allocations (adopted Local Plan 2011-2031 and Non-Statutory Local Plan 2011) at 31 March 2023 (ha)

Location	Total Area (ha)
Banbury	19.99
Bicester	74.81
Kidlington	6.14
Rural Areas	77.8
Total	178.7

- 4.14 Table 12 shows the total employment land available on Local Plan allocations is 178.7 ha (this includes the remaining undeveloped land within allocated sites, a proportion of which will have planning permission). Planning permissions are in place on 146.47 ha of this allocated land. A large proportion of this is located at Bicester where there are six strategic allocations for employment and mixed-use development, and in the Rural Areas where there is a substantial allocation for employment provision at the Former RAF Heyford development.

Table 13 Loss of employment land to non-employment use (includes completions on allocations and non-allocations) during 2022/23

Location	Land Area (ha)
Banbury	0.17
Bicester	0.02
Kidlington	0.04
Rural Areas	0.09
Cherwell Total	0.32

- 4.15 During 2022/23, 0.32 ha of employment land was lost to other uses. This is an increase from 2021/22 where total losses equated to 0.22ha.

Town Centres

- 4.16 Policy SLE 2 Securing Dynamic Town Centres sets out the policy relating to retail development and confirms that main town centre uses in out of centre locations will only be supported if no central or edge of centre sites are suitable or available, with preference given to accessible sites, well connected to the centre. The target is for no net loss of town centre use floorspace within town centres. Policy SLE 2 also sets out local thresholds for the retail impact test. The Monitoring Framework indicator and target requires a Retail Impact Assessment to be submitted with 100% of applications over the thresholds set out in Policy SLE 2.

- 4.17 During 2022/23, no planning applications submitted to the Council exceeded the thresholds set out in Policy SLE 2, and therefore no retail assessments were submitted to the Council.

Tourism

- 4.18 The amount of completed tourism developments (including D use class uses and Sui Generis) is an indicator used to measure the effectiveness of Policy SLE 3 Supporting Tourism Growth. The target is for an annual increase in completed tourism developments over the plan period.
- 4.19 In September 2020, the Use Classes Order was reformed to introduce new use classes E and F, which replaced most of the former A, B1, and D use classes. For the purposes of this annual monitoring report, applicable uses permitted and completed under the new E and F use classes will be recorded against the Former D1 use class.
- 4.20 During 2022/23, 1,020 sqm of D use class uses (or equivalent class E / F1 developments) and Sui Generis were completed, made up of the completion of a multi-use hall and associated facilities. There was a loss of 237 sqm of sui generis uses due to the conversion of D uses to a class E use, and a small net loss at an existing site in sui generis uses due to renovation works.

Table 14 Completed tourism developments during 2022/23

Use Class	Net floorspace completions (sqm) 2022/23
Former D1 (now E(d) and F1)	1,020
Former D2 (now Sui Generis)	0
Sui Generis	-237
Total	783

- 4.21 The effectiveness of Policy SLE 3 is also measured by the number of visitors to tourist attractions in the district with the target being an annual increase over the plan period. There is no comparable data for this indicator.

Transport

- 4.22 Policy SLE 4 Improved Transport and Connections states that the Council will support key transport proposals. In respect of transport, Policy SLE 4 requires new development to provide financial and / or in-kind contributions to mitigate the transport impacts of development. This will support delivery of the infrastructure and services needed to facilitate travel by sustainable modes, whilst also enabling improvements to be made to the local and strategic road and rail networks.

- 4.23 Progress of transport schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new transport infrastructure projects.
- 4.24 Policy SLE5 of the Local Plan sets out the Council's relevant policy in relation to the London to Birmingham high speed railway link and states that "Cherwell District Council will work with High Speed 2 Ltd, with the aim of influencing the design and construction of the route through Oxfordshire". A breakdown of progress on the scheme to date is summarised below.
- 4.25 As per the 2022 AMR:
- Phase One was issued with "Notice to Proceed" by the Department for Transport on 15 April 2020 and contracts for the detailed design and construction work have now been signed
 - HS2 made two applications to Oxfordshire County Council under Schedule 17 of the HS2 Act for the use of lorry routes to compounds in Oxfordshire. Both routes (M40 Junction 9 via the A41 and A4421) have been approved and are "live".
- 4.26 Since the publication of the 2022 AMR:
- A Schedule 17 Construction Lorry Route to the A4421 Site Compounds just north of Newton Purcell has been approved. This will be from the north via the M40 J10, the A43, and A421 to ease traffic volumes from the south via the A4421.
 - An application was made for a Schedule 17 approval for the building works and other construction works (earthworks, fencing, lighting, accesses etc.) required for the construction of the HS2 line at Mixbury, taking in the disused railway north east of The Oaks Farm, Finmere and including Westbury Viaduct, Westbury Embankment, Mixbury Cutting, Mixbury Embankment, Featherbed Lane Overbridge, and associated earthworks, drainage ditches and other mitigation measures.
 - An application was made for a Schedule 17 approval for fencing and maintenance gate as part of the ancient woodland translocation at the Hollow Barn Mossycorner receptor site at land 600m west of Fulwell Road, Brackley.
 - An application was made for a Schedule 16 approval for the restoration of land at Warren Farm in Finmere following works to the Tower Line.

Theme Two: Building Sustainable Communities

Five year housing land supply

- 4.27 A land supply update has been produced with a base date of 31 March 2023 for permissions and completions, and informed by developer expectations as of November 2023. The land supply update forms part of this AMR and is included at Appendix 1. Using the latest Standard Method calculation there is a need to provide 710 dwellings per annum to meet Cherwell's needs.
- 4.28 The district can demonstrate a 5 year housing land supply of 5.6 years for Cherwell's requirements. It cannot yet demonstrate a five year supply for the district's contribution to Oxford's unmet needs requirement, but the sites identified in the Cherwell Local Plan 2011-2031 (Part 1) Partial Review are progressing through the planning system.

Housing Completions

- 4.29 Table 15 shows the annual housing completions in Cherwell since 2011. The total number of housing completions (net) between 2011 and 2023 is 12,312 dwellings. During 2022/23, 1,318 (net) housing completions were recorded, an increase of 143 from the 2021/22 monitoring year.
- 4.30 Since 2015 in six out of seven years housing completions in the district have remained higher than the annualised planned requirement of 1,142 per annum. Completions from 2015 to 2023 total 10,247, or an average of 1,281 per annum.

Table 15 Housing completions from 1 April 2011 to 31 March 2023

	Banbury			Bicester			Elsewhere			District			
	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	PDL %
2011/12	34	102	136	40	26	66	118	36	154	192	164	356	46%
2012/13	4	38	42	116	14	130	50	118	168	170	170	340	50%
2013/14	12	22	34	137	33	170	119	87	206	268	142	410	35%
2014/15	222	106	328	193	30	223	119	276	395	534	412	946	44%
2015/16	257	96	353	307	60	367	316	389	705	880	545	1425	38%
2016/17	349	59	408	309	62	371	141	182	323	799	303	1102	27%
2017/18	530	86	616	315	40	355	266	150	416	1111	276	1387	20%
2018/19	521	133	654	272	165	437	252	146	398	1045	444	1489	30%
2019/20	502	96	598	178	106	284	170	107	277	850	309	1159	27%
2020/21	356	87	443	296	180	476	126	147	273	778	414	1192	35%
2021/22	467	44	511	272	79	351	169	157	326	908	280	1188	24%
2022/23	424	57	481	392	54	446	78	313	391	894	424	1318	32%
Totals	3588	1016	4606	2821	855	3676	1924	2108	4032	8333	3979	12312	32%

- 4.31 In 2022/23, 34% of completions were at Bicester, 36% at Banbury and 30% elsewhere. 32% of the 1,318 homes delivered during the monitoring year were on previously developed land. Of the 12,312 homes built since 2011, 37% have been at Banbury, 30% at Bicester and 33% elsewhere in the district.
- 4.32 There were 10 self build dwellings completed at Graven Hill during 2022/23.
- 4.33 Table 16 shows the progress being made on strategic sites (100 or more dwellings) that were under construction at 31 March 2023.

Table 16 Progress of Strategic Sites

Site	No. of developers (May 2022)	Completions								
		2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15
Bankside Phase 1, Banbury (Longford Park)	3	5	113	52	167	96	142	140	218	148
Land adjoining and West of Warwick Road, Banbury	2	17	74	105	93	11	0	0	0	0
Land East of Southam Road, Banbury (Local Plan Site Banbury 2)	1	19	63	46	82	122	100	99	6	0
Land South of Salt Way and West of Bloxham Road, Banbury (Local Plan Site Banbury 16)	1	75	53	49	52	42	0	0	0	0
North of Hanwell Fields, Banbury (Local Plan Site Banbury 5)	1	93	52	59	54	117	106	57	0	0
South of Salt Way – East (Local Plan Site Banbury 17)	1	131	51	0	3	16	62	37	27	0
West of Bretch Hill, Banbury (Local Plan Site Banbury 3)	1	83	74	45	51	85	93	14	0	0
Graven Hill, Bicester (Local Plan Site Bicester 2)	Primarily 1 with multiple self- builders	19	68	176	44	122	28	1	0	0
Kingsmere, South West Bicester Phase 1	1 (two sales outlets)	100	128	95	110	205	196	231	210	179
Kingsmere, South West Bicester Phase 2	4	251	147	155	12	0	0	0	0	0
North West Bicester Eco-Town Exemplar Project, Bicester (Local Plan Site Bicester 1)	2	0	32	46	41	29	65	0	90	0
Former RAF Upper Heyford (Local Plan Site Villages 5)	2	250	19	76	58	97	103	106	166	46

- 4.34 Table 17 shows the housing completions recorded since 2011 for strategic sites (100 or more), non-strategic sites (10-99) and windfall development (<10 homes). Table 18 shows this data for permissions (note this includes all permissions not all will be considered “deliverable” supply for the purposes of calculating the five-year land supply).

Table 17 Breakdown of Housing Completions (net) from 1 April 2011 - 31 March 2023

	Banbury	Bicester	Elsewhere	District
Strategic Sites	3,510	2,960	802	7,272
Non-Strategic Sites	590	461	2,355	3,406
Windfalls (<10)	504	255	875	1,634
Totals	4,604	3,676	4,032	12,312

Table 18 Breakdown of sites with extant permission (net) 2011 - 2023

	Banbury	Bicester	Elsewhere	District
Strategic Sites	1,515	2,182	1,371	5,068
Non-Strategic Sites	326	238	403	967
Windfalls (<10)	62	101	207	370
Totals	1,903	2,521	1,981	6,405

Housing Density

- 4.35 The indicator looks at net housing density of completions. However, due to the way in which data is recorded in planning applications, only the gross site area is available. As such, the housing density is reported lower than has actually been achieved.

Table 19 Gross housing density of large, completed sites during 2022/23 (10 or more dwellings)

	2022/23
Total Site area (gross)	68.44
No. of dwellings on large sites	1,930
Gross housing Density	28.20

- 4.36 The housing density of large, completed sites (10 or more dwellings) during 2022/23 is 28.20 dwellings per hectare (dph) which is a decrease from the previous year (38.96). Of the 43 large, completed sites in 2022/23, five have a gross site area in excess of 5 ha, collectively accounting for 45.64 ha of the total site area and 1,309 of the dwellings in the reported figures. The net developable area has been calculated for these sites, where the respective developers have made sufficient information available to do so.

Affordable Housing**Table 20 Net Affordable Housing Completions**

Year	Affordable housing completions (net)
2011/12	204
2012/13	113
2013/14	140
2014/15	191
2015/16	322
2016/17	278
2017/18	426
2018/19	510
2019/20	400
2020/21	295
2021/22	178
2022/23	181
Totals	3,238

4.37 There were 181 net affordable housing completions during 2022/23 which is broadly in line with the previous year (178). This is below the Council's target of 190 affordable housing completions pa.

4.38 From the 181 affordable housing completions there were 117 affordable rented tenure and 64 shared ownership.

Housing Mix

4.39 Policy BSC4 Housing Mix reports completions by number of bedrooms. This data is not readily available due to the way in which it is not consistently recorded on planning applications. Therefore, no reporting is available for this indicator.

Area Renewal

4.40 Policy BSC 5 states that the Council will support area renewal proposals that direct investment to improve the physical and community fabric of the district to improve social outcomes, improve health and well-being, educational attainment and employment outcomes. Monitoring indicator targets are for improvements in levels of deprivation in the district and positive trends across all the Brighter Futures in Banbury programme indicators.

4.41 Brighter Futures in Banbury is a strong long term partnership programme delivering new opportunities, innovative projects and high-quality focussed services in Ruscote, Neithrop and Grimsbury and Castle Wards.

- 4.42 The Brighter Futures in Banbury Programme Annual Report is available to view on the Council's website
<https://www.cherwell.gov.uk/info/118/communities/483/brighter-futures-in-banbury/2>.

Travelling Communities

- 4.43 The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community.
- 4.44 Policy BSC 6: Travelling Communities of the adopted Cherwell Local Plan 2011-2031 (Part 1) provides a sequential and criteria-based approach for considering opportunities and planning applications. The Policy sets a requirement of 19 (net) additional pitches to meet the needs of Gypsies and Travellers from 2012 to 2031. It also requires 24 (net) additional plots for Travelling Showpeople from 2012 to 2031.
- 4.45 Since the adoption of the Local Plan Part 1, a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cherwell, Oxford, South Oxfordshire and Vale of White Horse Councils was published in June 2017. It identifies a new objectively assessment of need for each authority based on the definitions of Gypsies and Travellers and Travelling Showpeople for planning purposes (Annex 1 of the Government's Planning Policy for Traveller Sites (PPTS), 2015). The 2017 GTAA has informed the examination and adoption of Local Plans covered by the study's area, and is the most up to date assessment of need available.

Table 21 Existing Supply of Gypsy and Traveller Pitches at 31 March 2023

Site	Supply at 31 March 2017	Net Loss / Gain						Net Running Totals
		17/18	18/19	19/20	20/21	21/22	22/23	
Bicester Trailer Park, Chesterton	8	0	0	0	0	0	0	8
Corner Meadow, Farnborough Road, Mollington	15	0	0	0	0	0	6*	21
Horwood Site, Ardley Road, Ardley	1	0	0	0	0	0	0	1
Land adjoining A34 by Hampton Gay and Poyle	8	3	0	0	0	0	0	11
Land North East of HM Bullingdon Prison, Widnell Lane, Piddington	0	0	0	6	0	0	0	6

Site	Supply at 31 March 2017	Net Loss / Gain						Net Running Totals
		17/18	18/19	19/20	20/21	21/22	22/23	
Land South West of Woodstock Road, Yarnton	3	0	0	0	0	0	0	3
Land West of M40, Kirtlington Road, Chesterton	0	0	0	3	0	0	0	3
Lower Heyford Road, Caulcott	5	0	0	0	0	0	0	5
Station Caravan Park, Banbury	10	-10	0	0	0	0	0	0
Summer Place, Blackthorn Road, Launton	2	2	0	4	0	0	0	8
The Stable Block, Farnborough Road, Mollington	5	0	0	0	0	0	0	5
Totals	57	-5	0	13	0	0	6	71

* Retrospective planning permission was granted for nine additional pitches at this site, but whether there were 12 or 15 extant pitches on site at 31 March 2017 is disputed. As the planning permission allows a total of 21 pitches on the site, the net gain is reported as six additional pitches for consistency with previously recorded / reported data.

- 4.46 At 31 March 2023, the total supply of Gypsy and Traveller pitches was 71 therefore there has been a net gain of 14 pitches since 1 April 2017.
- 4.47 The assessment identifies a need for 7 additional pitches for households for Cherwell by 2032 where it is known that they meet the planning definition. It also highlights that there are many households where it is 'unknown' whether the new planning definition of Gypsies and Travellers is met. Should further information arise, it states that the overall need could increase by up to 12 pitches. Additionally, a potential need for 8 pitches is highlighted due to the closure of the Smiths Caravan Park.
- 4.48 The Assessment advises that for 'unknown' travellers 'it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not they meet the planning definition...' based on interviews that have taken place (paragraph 7.28 of the assessment).
- 4.49 Table 22 shows the remaining 2017 GTAA requirement for Gypsy and Traveller sites.

Table 22 Planned requirements for Gypsy and Traveller Pitches (source: Gypsy & Traveller Accommodation Assessment, 2017)

2017 GTAA Requirements	
No. of additional pitches required 2017-2032	15 (7+8)
Completions (2017-2020)	14
Remaining Requirement 2019-2032	1 pitch (15-14)

- 4.50 As of 31 March 2023 there was one planning application pending determination, and one scheme which has appealed against refusal of permission. As of the time of writing in October 2023, both cases remain undetermined. If permission is granted for both pending applications, then five additional pitches may come forward.
- 4.51 Table 23 provides the five-year supply calculation based on the 2017 GTAA requirements. It does not include an allowance for 'unknown' need but which includes the potential need for 8 pitches arising from the Smiths Caravan Park site (a site that was previously included in the district's supply).
- 4.52 Taking into account the pitches delivered during the period 1 April 2022 to 31 March 2023, there is a surplus of 8 pitches from recent completions, leading to a base requirement of -3 over the next five years, which is treated as 0 for the purposes of calculating the five year supply needs for the period 2023-28. Therefore there is no need for additional pitches to be delivered over the next five years. Nonetheless, needs may arise due to unforeseen circumstances such as a need for intensification of existing sites to accommodate growing families.

Table 23 Calculation of 5 Year Land Supply for Gypsy and Traveller Pitches (Using methodology from GTAA, June 2017)

		Five Year Period 2023 - 28 (from 1 April 2023)
a	Objective Assessment of Need (2017 - 2032) (meeting the Planning Definition)	15 (7+8)
b	Annual Requirement (a/15)	1
c	Requirement to date (b x years)	6
d	Completions	14*
e	Surplus at 31/3/23 (c-d)	-8
f	Base Requirement over next 5 years (b x 5)	5
g	Base Requirement over next 5 years plus shortfall (f + e)	-3
h	Revised Annual Requirement over next 5 years (g/5)	-0.6
i	Deliverable Supply over next 5 Years	0
j	Total years supply over next 5 years (i/h)	0
k	Shortfall (g- i)	0

* There is no projected completion for 2022/23 added to roll forward to 2023-2028

4.53 Table 24 shows the current supply position for plots for Travelling Showpeople. Table 26 shows the five-year supply calculation based on 2017 GTAA requirements and a need for 12 plots from 2017-2032. The 'unknown' need from Travelling Showpeople (not included in the calculation) is only 1 plot. There remains a five-year land supply of zero years as no new supply has yet been identified.

Table 24 Existing Supply of Travelling Showpeople Plots at 31 March 2023

Site	No. of Pitches in 2017	Net Loss / Gain						Net Running Totals
		17/18	18/19	19/20	20/21	21/22	22/23	
Rose's Yard, Blue Pitts, Bloxham	3	0	0	0	0	0	0	3
Carousel Park, Bloxham	2	0	0	0	0	0	0	2
Faircare, Bloxham	6	0	0	0	0	0	0	6
Hebborn's Yard, Gosford	3	0	0	0	0	0	0	3
Totals	14	0	0	0	0	0	0	14

Table 25 Planned requirements for Travelling Showpeople Plots (Source: Gypsy & Traveller Accommodation Assessment, 2017)

2017 GTAA Requirements	
No. of additional pitches required 2017-2032	12
Completions (2017-2020)	0
Remaining Requirement 2019-2032	12 plots
Current Projected Supply 2020-2032	0 plots

Table 26 Calculation of 5 Year Land Supply for Travelling Showpeople plots (Using methodology from GTAA, June 2017)

		Five Year Period 2023 - 28 (from 1 April 2023)
a	Plot Requirement (2017 - 2032) (meeting the Planning Definition)	12
b	Annual Requirement (a/15)	0.80
c	Requirement to date (b x years)	4.8
d	Completions	0*
e	Shortfall at 31/3/21 (c-d)	4.8
f	Base Requirement over next 5 years (b x 5)	4.0
g	Base Requirement over next 5 years plus shortfall (f + e)	8.8
h	Revised Annual Requirement over next 5 years (g/5)	1.8
i	Deliverable Supply over next 5 Years	0
j	Total years supply over next 5 years (i/h)	0
k	Shortfall (g- i)	8.8

* projected completion of 0 for 2022/23 added to roll forward to 2023-2028

Education

- 4.54 The effectiveness of Policy BSC 7 Meeting Education Needs is measured by the timely provision of education infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 4.55 Progress of education schemes is recorded in the IDP Update.

Health and Well Being

- 4.56 The effectiveness of Policy BSC 8 Securing Health and Well Being is measured by the timely provision of health infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 4.57 Progress of health and wellbeing schemes is recorded in the IDP Update.

Public Services and Utilities

- 4.58 The effectiveness of Policy BSC 9 Public Services and Utilities is measured by the timely provision of public services and utilities infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 4.59 Progress of public services and utilities infrastructure schemes is recorded in the IDP Update.

Open Space, Sport, Recreation and Community Facilities

- 4.60 Provision of open space, sport, recreation, and community facilities is managed by Cherwell Local Plan 2011-2031 (Part 1) Policies BSC 10, BSC 11 and BSC 12. Policies BSC 11 and BSC 12 set qualitative and local standards of provision for outdoor and indoor recreation. Progress of open space, sport, recreation, and community facilities schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of open space and recreation infrastructure projects.
- 4.61 An open space audit was undertaken as part of the Cherwell Open Space, Sport and Recreation Assessment and the emerging Open Space and Play Areas Strategy and the updated Playing Pitch and Sports Facilities Strategies (2018) contain baseline information on deficiencies in recreation provision. The findings of the 2018 studies informed the Active Communities Strategy 2019-2023 approved by the Council in June 2019.
- 4.62 To date progress against policies BSC 10, BSC 11 and BSC 12 have not been reported. These indicators will not be monitored in future AMRs as the policies will be superseded by the Cherwell Local Plan Review 2040.

Theme Three: Ensuring Sustainable Development

Mitigating and Adapting to Climate Change

- 4.63 Several indicators have been developed to measure progress towards achieving the targets for Policy ESD 1 Mitigating and Adapting to Climate Change. There is some overlap with regards to the monitoring of Policy ESD 1 and other policies in the Plan. Indicators that are reported under Policy ESD 1 are: carbon emissions in the district per capita, permissions granted contrary to Environment Agency advice on flood risk grounds and access to services and facilities by public transport, walking and cycling.
- 4.64 Carbon emissions per capita in the District were 10.4 tonnes in 2010. In 2021, the latest year for which data is available, estimates place the figure at approximately 7 tonnes.
- 4.65 The number of permissions granted contrary to Environment Agency advice on Flood Risk grounds is reported under Policy ESD 6.
- 4.66 The Monitoring Framework lists former National Indicator (NI) 175 'access to services and facilities by public transport, walking and cycling' as an indicator of whether the aims of Policy ESD 1 are being achieved. The NI framework was set up as a way of standardising local authority progress against set targets. However, since NI were made voluntary in 2010, the Council does not routinely collect data to report on NI 175. Without broad NI reporting mechanisms, the Council, performance against them is not reported in this AMR.

Energy and Sustainable Construction

- 4.67 Policies ESD 2 – 4 of The Cherwell Local Plan (Part 1) 2011-2031 seek to address energy and climate considerations. Policy ESD 2 supports an 'energy hierarchy' – reducing energy use, promoting energy efficiency and making use of renewable energy and allowable solutions. Policy ESD 3 encourages the use of sustainable design and construction measures and Policies ESD 4 and ESD 5 focus on developing the capacity to generate renewable energy within the district, setting out the policy requirements for such projects.
- 4.68 Several indicators and targets have been developed to measure the effectiveness of Policies ESD 2 – 4; these are addressed in turn below. However, monitoring progress against some of the indicators is not currently feasible. One of the indicators listed in the Monitoring Framework, linked to Policy ESD 3 is '% of new dwellings completed achieving water use below 110 litres /person/day'. All new dwellings are required to meet the mandatory national standard set out in the Building Regulations of 125 litres/person/day. Policy ESD 3 seeks a reduced level of water use in recognition of the district being in an area of water stress. The reduced limit of 10 litres/person/day is not currently monitored and requires further liaison with Development Management and water utility companies to identify how to achieve this target.

- 4.69 Another indicator listed in the Monitoring Framework, linked to Policy ESD 3 is 'completed non-residential development achieving BREEAM Very Good, BREEAM Excellent'. All non-residential development is typically required by condition to be constructed to achieve at least a BREEAM 'Very Good' rating based on the relevant BREEAM standard for that building type applicable at the time of the decision. There is however currently no requirement for developers to provide evidence that the development has achieved the required BREEAM rating.
- 4.70 The Council does not currently record the number of energy statements submitted or the number of district heating feasibility assessments submitted with planning applications. As this has not been monitored to date, it will not be reported in future AMRs. Suitable indicators will be considered through the Cherwell Local Plan Review.
- 4.71 In relation to monitoring of Policy ESD 4, no district heating schemes were permitted during 2022/23.

Table 27 Permitted renewable energy capacity by type

Type	No. of applications granted permission in 2022/23
Wind	0
Solar PV	36
Solar thermal	1
Ground source	0
Air source	5
Biomass	0
Total	42

- 4.72 During 2022/23, 42 planning applications were approved for renewable energy schemes which is an increase from 27 in 2021/22. The renewable energy schemes approved were mostly small-scale domestic installations. A small number of larger renewable schemes were permitted, such as the installation of solar photovoltaic equipment on the roofs of business premises such as garden centres and supermarkets. Two permissions granted for installation of ground mounted solar panel systems in fields at Glebe Farm, Sibford Gower and Leadenporch Farm, Deddington.
- 4.73 The majority of small scale energy schemes, especially solar PV schemes, benefit from permitted development rights and do not require planning permission. Whilst it is not possible to identify and record these installations from planning application data, the Department for Business, Energy and Industrial Strategy have published renewable electricity data. The latest data confirms that at the end of 2022, there had been 3,547 photovoltaic installations in Cherwell. This is an increase of 381 installations since the end of 2021.

Flooding

- 4.74 Two indicators and targets have been developed to measure the effectiveness of Policy ESD 6 in seeking to manage and reduce flood risk in the district: the number of permissions granted contrary to Environment Agency advice on flood risk grounds and Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse.
- 4.75 The Environment Agency publishes a list of applications they have lodged objections to on flood risk grounds to assist Local Authorities who are completing their annual monitoring reports. The list is designed to be as inclusive as possible and produced yearly and provides a starting point for Local Planning Authorities to check their own records.
- 4.76 During 2022/23, the Environment Agency lodged objections on flood risk grounds to six planning applications² that were submitted for development proposals in Cherwell. Of these, the Council permitted two planning applications and four are currently not determined. The two applications that were granted planning permission were granted permission following submission of further documents to resolve initial Environment Agency objections. For one application, following further discussion the Environment Agency conditionally withdrew their objection subject to the inclusion of six planning conditions as a part of the decision. The Council included the conditions on the decision notice and planning permission was granted for the proposed development. One permission was granted with unresolved objections from the Environment Agency during 2022/23; in this case the further information requested by the Environment Agency was submitted by the developer, however no response was received from the Environment Agency following a request for further comment.

Table 28 Planning applications received during 2022/23 for development proposals within Flood Zone 1, 2 or 3, or within 9m of any watercourse

Development Location	Applications Received
Flood Zone 1 exceeding 1 ha in area	72
Flood Zones 2 or 3	100
Within 9m of any watercourse	37
Total	209

- 4.77 During 2022/23, there were 209 planning applications for development proposals within Flood Zones 2 and 3, 9m of any watercourse or greater than 1 ha in area and located within Flood Zone 1.

Note: This data contains duplicate entries where a development proposal is located in more than one development location. For example, if a development proposal is

² Seven planning applications are shown in the list published by the Environment Agency, however one of these is a duplicate of another entry recorded for the 2022/23 period, meaning there are six unique entries.

located in Flood Zone 2 and is also within 9m of a watercourse then it will be counted twice, once per development location.

- 4.78 Policy ESD 7 sets out the Council's approach to Sustainable Drainage Systems (SuDS). The Monitoring Framework target is for an annual increase in completed SuDS schemes in the district over the plan period. The Council does not currently record the number of completed SuDS schemes in the district.

Water Resources

- 4.79 Alongside other policies in the Plan, Policy ESD 8 seeks to reduce the impact of development on the water environment, maintain water quality, ensure adequate water resources and promote sustainability in water use. Data published by the Environment Agency confirms that the monitoring target for Policy ESD 8 has been achieved – there have been no planning permissions granted during 2022/23 contrary to an Environment Agency objection on water quality grounds.

Biodiversity and the Natural Environment

- 4.80 Through policies ESD 9 – 11 of The Cherwell Local Plan (Part 1) 2011-2031, the Council seeks the protection of the Oxford Meadows SAC (Policy ESD 9), protection and enhancement of biodiversity and the natural environment (Policy ESD 10) and Conservation Target Areas (Policy ESD 11).
- 4.81 There were no planning permissions granted within 1000m of the Oxford Meadows SAC contrary to consultee advice during 2022/23.
- 4.82 Information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC) in their Biodiversity Annual Monitoring Report.

Table 29 Designated sites of intrinsic environmental value

Designated Site	Area in hectares (2020)	Area in hectares (2021)	Area in hectares (2022)	Area in hectares (2023)	As % of Cherwell (2023)
Local Wildlife Sites (LWS)	1,469.48	1,460.93	1,457.73	1457.77	2.47%
Local Geological Sites (LGS)	139.46	139.46	139.53	139.53	0.23%

- 4.83 Local sites are non-statutory areas designated at local level for their significant nature conservation value. They include both local wildlife sites (designated for significant biodiversity value) and local geological sites (designated for their significant geological value). There are 89 Local Wildlife Sites and 12 Local Geological Sites within Cherwell. The data in Table 29 shows that the area of LWS has increased very slightly since last year whilst the area of LGS has remained the same.

- 4.84 The Single Data List 160-00 (SDL160) aims to measure the performance of local authorities at protecting their local biodiversity and geodiversity, by assessing the implementation of positive conservation management on Local Sites. The implementation of positive conservation management, defined as management which contributes to maintaining or enhancing the features of interest for which a site has been selected, is widely used for assessing improvements in biodiversity and geodiversity.
- 4.85 Due to a variety of restrictions relating to the COVID-19 pandemic, Natural England did not produce a SDL160 dataset for 2019/20 or 2020/21. The most recent SDL160 dataset was published in January 2023 and provides information for the 2021/22 monitoring period (no information has been published for the 2022/23 monitoring period as of the time of writing). The most recent SDL160 dataset shows that in 2021/22 there was a slight increase in the condition of Local Wildlife Sites compared to 2018/19 (the last year prior to 2021/22 for which data is available). The majority of Local Geological Sites across Oxfordshire were deemed to be in good condition in 2021/22.
- 4.86 Table 30 provides details of the 41 UK priority habitats which have been identified within Cherwell. The area of priority habitats has increased from 3,780 ha in 2022 to 3,863 ha in 2023. The changes in the UK priority habitats largely represent an improved understanding of the habitat resource in Cherwell, rather than the creation or loss of habitat. For example, from 2020/21 there has been a reclassification of 'Ponds' to 'Eutrophic Standing Waters', and for 2023 'possible priority grassland habitat' has been reclassified as 'Hedgerow (priority habitat)' which is reflected in the data.

Table 30 Changes in priority habitats by number and type

UK priority habitat type	Area (ha) 2020	Area (ha) 2021	Area (ha) 2022	Area (ha) 2023
Coastal and floodplain grazing marsh	1,401.67	1,400.51	1,400.51	1,409.04
Eutrophic standing water	110.76	121.47	121.47	240.84
Lowland calcareous grassland	97.84	97.84	97.41	95.12
Lowland dry acid grassland	7.34	7.34	7.34	7.76
Lowland fens	41.81	41.70	39.07	39.62
Lowland meadows	518.71	515.55	510.08	509.44
Lowland mixed deciduous woodland	983.28	982.85	988.07	978.21
Lowland wood pasture and parkland	438.46	438.46	438.46	437.22

UK priority habitat type	Area (ha) 2020	Area (ha) 2021	Area (ha) 2022	Area (ha) 2023
Open mosaic habitats on previously developed land	56.34	56.34	56.34	57.16
Ponds	2.80	0	0	0
Possible priority grassland habitat	41.63	41.63	41.63	0
Purple moor grass and rush pasture	5.57	4.78	4.78	4.78
Reedbeds	17.50	17.50	17.50	17.46
Rivers	0.94	0.94	0.94	0.92
Traditional orchards	26.79	26.79	26.79	26.79
Wet woodland	29.35	29.61	30.18	28.92
Hedgerow (Priority Habitat)	0	0	0	9.83
Lowland Heathland	0	0	0	0.20
Total area of priority habitat	3,780.78	3,783.29	3,780.56	3,863.33

4.87 Table 31 provides details of the number of UK priority species which have been identified within Cherwell. The number of UK priority species listed in Cherwell is 130. Two species have been removed from the list as no new records have been added to the TVERC database within the last ten years:

- Grayling
- Large Garden Bumblebee

Table 31 Change in numbers of UK priority species

	2012-2022	2013-2023
Number of UK priority species	132	130

4.88 There are 50 SSSI's wholly or partly within Cherwell covering approximately 1.17% of the District. These sites are considered to be of national importance for nature conservation and are protected from damaging activities. Summary data for SSSI condition is provided in Table 32, based on condition assessments carried out by Natural England from 2003 to 2023.

Table 32 SSSI condition for 2022-2023

Condition	No. of units or part units 2022/23	Sum of hectares 2022/23	% in Cherwell
Favourable	33	537	77.9%
Unfavourable/Declining	2	5	0.7%
Unfavourable/No change	1	6	0.9%
Unfavourable/Recovering	12	132	19.2%
Destroyed	2	9	1.3%
Total	50	689	

Table 33 Distribution and Status of Farmland Birds

(Mean counts per squares (i.e. density per square kilometre) of farmland birds in Cherwell. Results generated from data supplied by the BTO/JNCC/RSPB Breeding Bird Survey)

Species	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Corn Bunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Goldfinch	6.20	3.29	2.40	4.33	8.43	6.00	7.43	11.62	1.60	4.00	4.80
Greenfinch	2.40	1.29	3.80	1.67	1.71	0.71	0.29	0.38	0.40	0.80	0.10
Grey Partridge	0.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.20
Jackdaw	5.60	4.00	3.60	3.83	13.14	5.57	5.71	25.62	3.40	31.80	11.10
Kestrel	0.40	0.71	1.80	0.50	0.00	0.57	0.29	0.50	0.00	0.10	0.40
Lapwing	7.40	2.57	2.00	1.00	0.57	2.43	5.14	3.75	0.00	6.20	2.20
Linnet	5.00	3.00	6.40	8.33	7.57	15.14	7.43	3.75	1.20	9.10	11.60
Reed Bunting	2.40	4.00	3.80	4.33	2.00	3.43	3.00	1.50	0.40	2.20	1.50
Rook	49.20	29.86	12.80	13.67	9.57	15.71	17.00	14.00	8.20	4.70	4.80
Skylark	14.40	11.86	11.80	15.67	13.29	13.71	15.71	14.38	7.60	15.00	16.50
Starling	19.60	26.14	7.60	0.00	27.14	6.43	1.86	6.12	2.40	2.70	5.20
Stock Dove	0.80	0.71	1.20	0.50	1.29	3.29	3.71	1.75	1.00	3.90	3.10
Tree Sparrow	0.00	0.00	1.20	0.00	2.14	0.00	0.00	0.00	0.00	0.00	0.00
Turtle Dove	0.00	0.43	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00
Whitethroat	4.00	6.43	4.20	3.33	2.86	3.86	3.43	3.50	3.80	2.20	4.40
Woodpigeon	35.40	46.86	50.40	28.83	37.14	40.57	39.43	23.75	21.80	27.50	54.30
Yellow Wagtail	0.00	0.43	0.00	0.00	0.14	0.14	0.29	0.12	0.00	0.20	0.50
Yellowhammer	21.40	6.29	9.00	8.33	6.00	6.29	7.00	3.50	3.00	8.30	5.50
Index	1.00	0.85	0.70	0.54	0.77	0.71	0.68	0.66	0.31	0.68	0.73

4.89 This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the RSPB. The Tree Sparrow has been excluded from this in Oxfordshire due to a lack of data. Survey data were generated by the British Trust for Ornithology (BTO), survey volunteers and compiled by BTO officers from the BTO/JNCC/RSPB Breeding Bird Surveys, in specific 1km by 1km squares and then used to determine a farmland bird index. These records were then made available to TVERC for processing

at a district-specific level, using the methodology established by RSPB Central England Office staff. To establish a timeframe from which any kind of meaningful trend can be identified, a shifting baseline has been used. Changes in bird populations in subsequent years (over a 10 year period) are then stated relative to that baseline. This latest assessment of the farmland bird index uses a baseline of 2012.

- 4.90 Farmland bird density and the index are given in Table 33. There was a change in the index compared with 2021. The data provided this year includes new data for previous years, based on new survey information. Therefore, the index values reported this year are slightly different to those reported last year. The farmland bird index for Cherwell for 2022 (the most recent year for which data is available) is 0.73, which shows the index increased by 0.05 compared to 2021.

Table 34 Distribution and Status of Water Voles

Year	Number of sections surveyed along the Oxford Canal (per 500m stretch)	Positive surveys	% positive
2019	14	1	7
2020	17	4	24
2021	13	0	0
2022	13	1	8

- 4.91 Thirteen surveys for water voles were carried out along the Oxford Canal in 2022 (the most recent year for which surveys were conducted), with one positive sighting. This is a greater number of positive surveys than in 2021.

Table 35 UK priority habitat resource in CTAs in Cherwell

Priority Habitat	Total area (ha) 2020	Total area (ha) 2021	Total area (ha) 2022	Total area (ha) 2023
Coastal and floodplain grazing marsh	935.90	935.90	1,138.27	1,146.98
Eutrophic standing waters	83.59	83.36	92.62	130.75
Lowland calcareous grassland	73.80	73.80	73.31	71.01
Lowland dry acid grassland	7.33	7.33	7.34	7.34
Lowland fens	36.08	36.80	34.74	34.81
Lowland meadows	497.09	492.83	486.85	493.52
Lowland mixed deciduous woodland	353.66	355.04	373.53	364.23

Priority Habitat	Total area (ha) 2020	Total area (ha) 2021	Total area (ha) 2022	Total area (ha) 2023
Lowland wood pasture and parkland	280.17	280.17	279.59	278.37
Open mosaic habitats on previously developed land	0.11	0.11	0.11	0.11
Ponds	1.35	0.00	N/A	N/A
Possible priority grassland habitat	14.22	14.22	27.95	0
Purple moor grass and rush Pasture	5.57	4.78	4.78	4.78
Reedbeds	17.19	17.19	17.19	17.05
Rivers	0.35	0.35	0.34	0.32
Traditional orchards	4.61	4.61	4.65	4.65
Wet woodland	19.01	19.27	20.90	19.63
Hedgerow (Priority Habitat)	0	0	0	9.73
TOTAL	2,330.04	2,327.77	2,562.16	2,583.27

4.92 Table 35 details the UK priority habitats within Conservation Target Areas (CTAs) in Cherwell. CTAs identify some of the most important areas for biodiversity, where targeted conservation action will have the greatest benefit. The total area of UK priority habitat within Conservation Target Areas in Cherwell has increased from 2,562 ha in 2022 to 2,583.27 ha in 2023. The changes in the UK priority habitats are mostly attributable to new information such as confirmation of boundaries of habitat types.

Landscape

4.93 The Monitoring Framework identifies the indicators and targets to consider when determining the effectiveness of Policy ESD 12 Cotswold AONB: built development permitted in the AONB and permissions granted contrary to the advice of the AONB Management Board. Targets for both indicators have been met – no planning permissions were granted for major development within the AONB and no permissions were granted for development within the AONB contrary to the advice of the AONB Management Board during 2022/23.

4.94 Policy ESD 13 seeks to conserve and enhance the distinctiveness and highly valued landscape character of the District. It has not been possible to gather data in relation to the monitoring indicators / targets for Policy ESD 13: the number and location of completed urban fringe restoration / improvement schemes or the number of permissions granted contrary to Landscape Officer advice in order to consider the effectiveness of the policy for this year's report.

Oxford Green Belt

- 4.95 Part of Cherwell District falls within the Oxford Green Belt and Policy ESD 14 seeks the protection of the Green Belt in accordance with national planning policy. The indicator for this policy is completed development in the Green Belt complying with Policy ESD 14. This policy has not previously been monitored due to the availability of data. The Cherwell Local Plan Review 2040 will review how development in the Green Belt is recorded and analysed to ensure future indicators are effective.

The Built and Historic Environment

- 4.96 Several indicators and targets have been developed to measure the effectiveness of Policy ESD 15 The Character of the Built and Historic Environment. Due to the way in which data has been collected over the plan period it has not been possible to gather data regarding the number of permissions granted contrary to consultee advice on heritage or design grounds. Nor has it been possible to collect data on the percentage of permitted and completed developments with Design and Access Statements that address the criteria of Policy ESD 15. The Cherwell Local Plan Review 2040 will review how development which impacts the historic environment is recorded and analysed to ensure future indicators are effective.
- 4.97 A post 2005 appraisal and management plan for all 60 conservation areas in the district was achieved in 2018/19. No new conservation area appraisals were adopted in 2022/23. Two conservation area appraisals were in progress at 31 March 2023: Bloxham and Grimsbury.

The Oxford Canal

- 4.98 A target in relation to measuring the effectiveness of Policy ESD 16 The Oxford Canal is for an increase in completed transport / recreation / leisure / tourism uses within 1km of the Oxford Canal over the plan period. During 2022/2023, there are no completed developments related to transport/recreation/leisure/tourism within 1 km of the Oxford Canal.
- 4.99 There were no planning permissions granted contrary to consultee advice on heritage grounds.

Green Infrastructure

- 4.100 Policy ESD 17 sets out the Council's approach to ensure the maintenance and enhancement of the District's green infrastructure network. The Monitoring Framework target is for a net gain in green infrastructure provision over the plan period. Progress of green infrastructure schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new green infrastructure projects.

Cherwell's Places

4.101 Housing and Employment completions at strategic allocations for Bicester, Banbury and Former RAF Heyford are reported elsewhere in this report (Theme 2) which provides a comprehensive overview of the status of the main allocations. For succinctness these findings are not repeated here.

Other Indicators – Policy Bicester 5 Strengthening Bicester Town Centre

4.102 Policy Bicester 5 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Bicester town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Bicester town centre.

4.103 As noted in Theme 2, the indicators associated with floorspace have become more challenging due to the introduction of Class E. As such, one figure is now reported (previously uses A1-5, B1a and D2)

4.104 Vacancy rates within Bicester town centre were assessed as part of the Retail Needs Study to accompany the Local Plan Review.

Table 36 Net gain in town centre uses in Bicester (sqm)

Location	E	Total
Within Bicester town centre	-100.6	-100.6
Outside Bicester town centre	9,502.66	9,502.66
Bicester Total	9,402.06	9,402.06

4.105 There were no town centre uses completions within Bicester town centre in 2022/23. 9,502.66 sqm of floor space falling into town centre uses was completed outside of Bicester Town Centre in 2022/23, and 100.6 sqm of class E floorspace was lost within Bicester Town Centre through the conversion of office space to residential use.

Other Indicators – Policy Bicester 7 Meeting the Need for Open Space, Sport & Recreation

4.106 Policy Bicester 7 sets out how the Council will seek to address current and future deficiencies in open space, sport and recreation provision in Bicester. However, it has not been possible to obtain data for the monitoring indicators: community woodland provision in Bicester; and type of permitted/completed development at Stratton Audley Quarry. For details of urban edge park schemes in Bicester refer to Policy BSC 10.

Other Indicators – Policy Bicester 8 Former RAF Bicester

- 4.107 Policy Bicester 8 relates to Former RAF land in Bicester of 141.5 ha for the provision of heritage tourism uses, leisure, recreation, employment, and community uses. There is a planning application of 2.23 ha of employment uses (21/01224/OUT) which was granted planning permission in March 2023. There is no planning application or permission in place for the remaining area.

Other Indicators – Policy Bicester 9 Burial Site Provision in Bicester

- 4.108 Policy Bicester 9 is concerned with burial site provision in Bicester. No developer contributions data for burial site provision is available at this time. However, an update will be provided in future AMRs if data becomes available.

Other Indicators – Policy Banbury 1 Banbury Canalside

- 4.109 Policy Banbury 1 relates to Banbury Canalside – land between Banbury Town Centre and Banbury Railway Station. The Council's December 2022 Local Development Scheme (LDS) and the subsequent update published in September 2023 removed the Banbury Canalside SPD from the LDS, and it is not the Council's intention to progress the preparation of a Banbury Canalside SPD at this time.
- 4.110 In taking this decision, the Council acknowledges that Banbury Canalside remains a key priority. The Cherwell Local Plan Review retains a strong focus on regeneration for this area, with a different policy mix to the adopted local plan. As SPDs are required to expand on adopted policies, the Council considered that an SPD that could not reflect the proposed changes set out in the Local Plan Review would not be an effective tool to guide the development of the local area. Other work, such as understanding the viability of the area, improvements to the area around the station and master planning will continue to be undertaken.

Other Indicators – Policy Banbury 7 Strengthening Banbury Town Centre

- 4.111 Policy Banbury 7 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Banbury town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Banbury town centre. These are dealt with in turn below.
- 4.112 As noted in Theme 2, the indicators associated with floorspace have become more challenging due to the introduction of Class E. As such, one figure is now reported (previously uses A1-5, B1a and D2)
- 4.113 Data on vacancy rates within Banbury town centre was collated in 2021 as part of the Retail Needs Study to accompany the Local Plan Review.

Table 37 Town Centre uses completions within and outside of Banbury town centre (sqm)

Location	E	Total
Within Banbury town centre	-1,808	-1,808
Outside Banbury town centre	-2,232.4	-2,232.4
Banbury Total	-4,040.4	-4,040.4

4.114 During 2022/23, 1,808 sqm of Class E floor space was lost within Banbury town centre. This was mostly through the conversion of office space above retail units into residential uses. Outside of the town centre a further 43.4 sqm of office space was converted to residential use, 4,415 sqm of class E(g) office floor space was demolished, and 2,226 sqm of new class E floorspace was created (comprising new retail floorspace and day nursery / creche floorspace) – a net loss of 2,232.4 sqm outside of the town centre area.

Other Indicators:

- **Policy Banbury 11 Meeting the need for Open Space, Sport & Recreation**
- **Policy Banbury 12 Land for the Relocation of Banbury United FC**
- **Policy Banbury 13 Burial Site Provision in Banbury**
- **Policy Banbury 14 Cherwell Country Park**

4.115 Since the 2021/22 AMR there has been no further updates to these indicators

Other Indicators – Policy Kidlington 1 Accommodating High Value Employment Needs

4.116 The Cherwell Local Plan recognises that London-Oxford Airport and Langford Lane industrial estate in Kidlington and Begbroke Science Park play an important role in the District's wider employment context and Policy Kidlington 1 seeks to reinforce and strengthen the emerging cluster of high value industries in this area.

4.117 6,575 sqm of employment development was completed at the Oxford Technology Park in 2022/23. The location of the development falls within Green Belt land in Kidlington beyond the Local Plan review areas. The completed floor space comprises 3,796 sqm of office floor space (formerly use class B1a) and 2,779 sqm of research and development floor space (formerly use class B1b).

Other Indicators – Policy Kidlington 2 Strengthening Kidlington Village Centre

4.118 Policy Kidlington 2 is concerned with supporting the village centre and ensuring that the everyday shopping needs of residents are met. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Kidlington village

centre, village centre vacancies, diversity of uses, and completed town centre uses within and outside of Kidlington village centre.

- 4.119 There were no permissions granted for residential development at ground floor level in Kidlington village centre during 2022/23. The monitoring target for this indicator was therefore met in 2022/23. Data on vacancy rates within Kidlington village centre was collated in 2021 as part of the Retail Needs Study to accompany the Local Plan Review

Table 38 Town Centre uses completions within and outside of Kidlington Village Centre

Location	E	Total
Within Kidlington village centre	0	0
Outside Kidlington centre	3,395.8	3,395.8
Kidlington Total	3,395.8	3,395.8

- 4.120 There were no town centre uses completions within Kidlington village centre in 2022/23. Outside Kidlington village centre, 3,796 sqm of office space was created, and 400.2 sqm of D2 floor space was converted to sheltered housing, representing a net gain of 3,395.8 sqm of E class uses in 2022/23.

Other Indicators – Policy Villages 1 Village Categorisation and Policy Villages 2 Distributing Growth Across the Rural Areas

- 4.121 The Cherwell Local Plan 2011-2031 (Part 1) directs the majority of development to the two main towns in Cherwell with a proportion of the overall growth expected to come forward in the rural areas. Policy Villages 1 is intended to manage small scale development in the built-up limits of villages while Policy Villages 2 identifies 750 dwellings to be delivered in Category A villages on sites of 10 or more dwellings. It was intended that sites would be allocated in an emerging Local Plan Part 2 (now Local Plan Review).
- 4.122 Policy Villages 1 provides a categorisation of villages to guide the consideration of small-scale proposals for residential development within the built-up limits of settlements.
- 4.123 Policy Villages 2 of the adopted Local Plan 2011-2031 provides for an additional 750 dwellings at Category A villages (2014-2031) in addition to the rural allowance for small site 'windfalls and planning permissions as at 31 March 2014. Therefore, new planning permissions given at the Category A villages from 1 April 2014 and completions on those sites will contribute to the requirement of 750 dwellings.

- 4.124 Table 39 shows dwellings that are either completed or under construction on sites with within the rural area. During 2022/23 there were 86 dwellings completed at Category A villages that contribute to the Policy Villages 2 requirement of 750 dwellings. Between 1 April 2014 and 31 March 2023 there have been a total of 792 completions, with a further 100 dwellings under construction but not completed at 31 March 2023, totalling 892 dwellings.
- 4.125 Table 40 shows there are an additional 303 dwellings with planning permission on sites with planning permission but construction has not yet started.
- 4.126 Since 1 April 2014 a total of 1,195 dwellings have been identified for meeting the Policy Villages 2 requirement of 750 dwellings, including 792 completions. The requirement to deliver 750 new dwellings at Category A villages set out in Policy Villages 2 has therefore been met. However, rural sites are likely to continue to be an important source of supply in the district.
- 4.127 There is one rural strategic allocation namely the Former RAF Upper Heyford included in the adopted Local Plan 2011-2031. The completion figure for Policy Villages 2 excludes any completions at this strategic allocation.

Table 39 Completions and commitments at "Category A" settlements from 1 April 2014 to 31 March 2023

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Total Completions	Site Status
OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury	Adderbury	40	0	0	0	0	0	0	0	0	0	0	Under construction
East of Deene Close, Aynho Road, Adderbury	Adderbury	60	2	49	9	0	0	0	0	0	0	60	Complete
Land North of Milton Road, Adderbury	Adderbury	37	0	0	1	30	5	1	0	0	0	37	Complete
Land off Banbury Road, Adderbury	Adderbury	25	0	0	0	6	3	16	0	0	0	25	Complete
Ambrosden Court, Merton Road, Ambrosden	Ambrosden	44	0	0	22	22	0	0	0	0	0	44	Complete
Church Leys Field, Blackthorn Road, Ambrosden	Ambrosden	85	0	0	0	0	20	41	24	0	0	85	Complete
Land North of Station Road, Bletchingdon	Bletchingdon	61	0	0	0	5	19	14	8	12	3	61	Complete
Cotefield Farm, Bodicote	Bodicote	4	0	0	0	0	4	0	0	0	0	4	Complete
Cotefield Farm, Bodicote Phase 2, Bodicote	Bodicote	95	0	0	0	0	0	29	36	30	0	95	Complete

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Total Completions	Site Status
The Paddocks, Chesterton	Chesterton	45	0	0	0	2	38	5	0	0	0	45	Complete
Hempton Gate Land North Of Hempton Road And West Of Wimborn Close Deddington	Deddington	14	0	0	0	0	0	0	0	0	0	0	Under construction
Land South Of Home Farm House Clifton Road Deddington	Deddington	15	0	0	0	0	0	0	0	0	0	0	Under construction
Stone Pits, Hempton Road, Deddington	Deddington	21	0	0	0	0	0	0	0	3	18	21	Complete
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	Hook Norton	54	0	0	0	0	14	30	10	0	0	54	Complete
2-4 High Street, Kidlington	Kidlington	16	0	0	0	0	0	0	0	16	0	16	Complete
4 The Rookery, Kidlington	Kidlington	20	0	20	0	0	0	0	0	0	0	20	Complete
British Waterways Site, Langford Lane, Kidlington	Kidlington	10	0	0	0	0	0	0	0	10	0	10	Complete
Co Op, 26 High Street, Kidlington	Kidlington	54	0	0	0	0	0	8	0	46	0	54	Complete
Kidlington Green Social Club 1 Green Road Kidlington	Kidlington	32	0	0	0	0	0	0	0	0	32	32	Complete

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Total Completions	Site Status
Kings Two Wheel Centre, 139 Oxford Road, Kidlington	Kidlington	10	0	0	0	0	0	0	10	0	0	10	Complete
South East of Launton Road And North East of Sewage Works, Blackthorn Road, Launton	Launton	66	0	0	0	0	0	0	0	34	11	45	Under construction
Land North of The Green and adj. Oak Farm Drive, Milcombe	Milcombe	44	0	0	0	0	0	0	0	38	6	44	Complete
Land to the South of South Side Steeple Aston	Steeple Aston	10	0	0	0	0	0	0	0	0	10	10	Complete
Land North of Oak View, Weston on the Green	Weston on the Green	20	0	0	0	0	0	0	0	14	6	20	Complete
The Ley Community, Sandy Lane, Yarnton	Yarnton	10	0	0	0	0	0	0	0	0	0	0	Under construction
	TOTAL	892	2	69	32	65	103	144	88	203	86	792	

Table 40 Sites with planning permission that have not yet commenced

Site	Location	Dwellings with planning permission
Land North Of Merton Road Ambrosden	Ambrosden	84
Land At Tappers Farm Oxford Road Bodicote	Bodicote	46
OS Parcel 9507 South Of 26 And Adjoining Fewcott Road Fritwell	Fritwell	28
Land South And Adj To Cascade Road Hook Norton	Hook Norton	12
Land North Of Railway House Station Road Hook Norton	Hook Norton	43
OS Parcel 2778 Grange Farm North West Of Station Cottage Station Road Launton	Launton	65
OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris	Sibford Ferris	25
	TOTAL	303

Other Indicators – Policy Villages 3 Rural Exception Sites

- 4.128 Policy Villages 3 sets out the Council’s planning policy in regard to rural exception sites. No affordable homes on exception sites were completed during 2022/23, and none are in the process of coming forward at the time of writing (October 2023)

Other Indicators – Policy Villages 4 Meeting the Need for Open Space, Sport & Recreation

- 4.129 Policy Villages 4 seeks to address existing open space, sport and recreation deficiencies in Kidlington and the rural areas. Monitoring targets for Policy Villages 4 are as set out in Policy BSC 11 and BSC 12 and the Infrastructure Delivery Plan and progress of open space, sport and recreation facilities schemes in the rural areas is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of new open space, sport and recreation facilities schemes.

SA/SEA Adoption Statement – Cherwell Local Plan 2011-2031 Part 1 (July 2015)**SA Objectives and Suggested Indicators**

- 4.130 The SA/SEA Adoption Statement (July 2015) sets out the monitoring indicators for monitoring the effects of the Cherwell Local Plan 2011-2031 Part 1 on the SA objectives. The majority of the suggested indicators have already been included in the Monitoring Framework of the adopted Local Plan Part 1. However, there were three not included which related to SA Objectives 5 (crime) and 14 (waste).
- 4.131 SA Objective 5 seeks “To reduce crime and disorder and the fear of crime.” The suggested indicator for this objective is by recorded crime levels in Cherwell District and data for 2022/23 is presented in Table 42. During 2022/23 there were a total of 14,560 recorded crimes in the district which is an increase of 771 from the previous year (13,789). The majority of crimes recorded were violent (36%), followed by public order (10%), other crimes (10%), anti-social behaviour (9%) and shoplifting (9%).

4.132 SA Objective 14 seeks “To reduce waste generation and disposal, and achieve the sustainable management of waste.” The latest data published by DEFRA which is presented in Table 41 confirms that in 2021/22 (the most recent year for which data is available), 55.30% of Cherwell’s household waste was sent for reuse, recycling and compost. This is broadly maintains the levels achieved in 2019/20 and 2020/21, and is higher than the England average of 42.50% in 2021/22. Oxfordshire County Council is responsible for minerals and waste and progress on achieving this objective will be recorded on the County’s website:

<https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-plan>.

Table 41 Percentage of household waste sent for reuse, recycling and composting (annual) in Cherwell District during 2013/14 – 2022/23 (Source: lginform.local.gov.uk)

Period	Percentage
2013/14	53.90
2014/15	54.80
2015/16	55.10
2016/17	56.50
2017/18	55.60
2018/19	54.20
2019/20	55.10
2020/21	55.60
2021/22	55.30
2022/23	Data not available

Table 42 Crime Rates in Cherwell District during 2022/23 (Source: www.ukcrimestats.com)

	ASB	Burglary	Robbery	Vehicle	Violent	Shoplifting	CD&A	Other Theft	Drugs	Bike Theft	Theft from the person	Weapons	Public Order	Other	Total
March 2023	78	57	4	59	426	147	103	50	39	7	10	6	143	107	1,236
February 2023	115	32	3	38	394	133	81	51	46	3	12	10	100	102	1,120
January 2023	94	36	3	48	351	104	68	48	25	5	18	9	111	98	1,018
December 2022	69	27	9	50	417	101	78	49	16	2	27	9	79	114	1,047
November 2022	108	45	3	64	422	70	100	45	36	6	16	5	123	72	1,115
October 2022	105	32	10	75	433	108	90	51	21	13	29	5	128	125	1,225
September 2022	99	26	5	52	418	97	112	51	19	21	13	11	125	142	1,191
August 2022	162	37	5	61	521	121	122	60	26	25	20	10	143	177	1,490
July 2022	142	28	4	48	454	109	109	47	27	17	19	12	142	150	1,308
June 2022	111	40	8	55	423	101	116	47	26	9	11	12	134	151	1,244
May 2022	140	24	3	59	496	99	105	51	28	8	14	14	146	142	1,329
April 2022	124	36	11	39	417	119	102	41	28	12	13	12	153	130	1,237
TOTALS	1,347	420	68	648	5,172	1,309	1,186	591	337	128	202	115	1,527	1,510	14,560

5 Monitoring Results – Cherwell Local Plan 2011-2031 (Part 1) Partial Review

- 5.1 For each policy in the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, there is an indicator and a target which will be used to measure the policy’s effectiveness and to assess whether or not the objectives are being met. This section sets out the detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1) Partial Review. The detailed Monitoring Framework is included at Appendix 6.
- 5.2 This is the third AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need.

Housing Completions

- 5.3 To date there has been no housing completions at the Partial Review sites. Residential completions will be reported in future AMRs. However, progress is being made with development briefs either now either published or nearing completion.
- 5.4 At 31 March 2023, there were no extant planning permissions in place for any of the Partial Review sites. Planning applications have been submitted for three of the partial review sites. They are detailed in Table 43. None of these planning applications had been determined by 31 March 2023.

Table 43 Pending planning applications for the Partial Review sites

Partial review site allocation	Planning application number	Site address	Date submitted	Number of dwellings
PR7a	22/00747/OUT	Land At Bicester Road Kidlington	11/3/22	370
PR7b	22/01611/OUT	Stratfield Farm 374 Oxford Road Kidlington	30/5/22	118
PR9	21/03522/OUT	Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton	14/10/21	540

- 5.5 Since 31 March 2023, two further planning applications have been submitted for the PR6a and PR8 partial review site allocations. All five planning applications were pending determination at 1 October 2023.

Housing Mix, Tenure and Size

- 5.6 Policy PR2 Housing Mix, Tenure and Size sets out that the strategic developments provided for under Policies PR6 to PR9 will be expected to meet specific requirements to help meet Oxford’s housing needs in terms of use, tenure (including affordable

housing), dwelling size, key worker provision and self-build or self-finish housing. The Monitoring Framework target is to deliver the requirements of Policy PR2.

- 5.7 Due to there being no housing completions at the Partial Review sites to date, this indicator will be reported in future AMRs.

Transport

- 5.8 Policy PR4a Sustainable Transport states that strategic sites are to provide proportionate financial contributions directly related to the development for:
- Highways improvements to infrastructure and services for public transport;
 - Provision of land to support implementation of schemes in LTP4, A44/A4260 and other transport mitigation assessment; and
 - Improved bus service
 - A44/A4144 corridor
 - A4260/A4165
 - Cross corridors: Langford Lane, Frieze Way
- 5.9 Progress of transport schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the Infrastructure Schedule requirements and contains a summary of completed and new transport infrastructure projects.

Kidlington Centre

- 5.10 Policy PR4b sets out the Council's approach to 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. The Monitoring Framework target is to delivery Policy PR4b requirements and Kidlington Masterplan.
- 5.11 Progress of transport schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the Infrastructure Schedule requirements and contains a summary of completed and new transport infrastructure projects.

Green Infrastructure

- 5.12 Policy PR5 sets out that the strategic developments provided for under Policies PR6 to PR9 will be expected to protect and enhance green infrastructure and incorporate green assets and the water environment into the design approach for each site. The Monitoring Framework target is to deliver the policy requirement to secure green infrastructure improvements.
- 5.13 Progress of green infrastructure schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the

Infrastructure Schedule requirements and contains a summary of completed and new green infrastructure projects.

SA/SEA Adoption Statement – Cherwell Local Plan 2011-2031 (Part 1) Partial Review (September 2020)

SA Objectives and Suggested Indicators

- 5.14 The SEA Directive requires monitoring of the significant environmental effects of the implementation of a plan or programme and this monitoring framework is set out in the Sustainability Appraisal accompanying the Local Plan Partial Review. The SA lists a number of 'significant effects indicators'. The majority of the suggested indicators have already been included in the Monitoring Framework of the adopted Local Plan Part 1 and the Partial Review.

6 Monitoring progress of infrastructure provision

- 6.1 The Infrastructure Delivery Plan (IDP) contains the infrastructure required to support the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) and the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need.
- 6.2 The IDP is a live document adjusted over time to reflect changes in circumstances and strategies alongside the annual monitoring of Local Plan infrastructure Policy INF1 and Policy PR11.
- 6.3 This AMR update includes summary tables of infrastructure progress. The IDP Update for November 2023 can be viewed in appendix 3.

7 Future Monitoring

- 7.1 The Local Plan 2011-2031 Part 1 was adopted in July 2015 which means that this is the sixth AMR to cover the full monitoring year. There are still several indicators from the Monitoring Framework within the Plan that cannot be monitored but which will be explored in future AMRs.
- 7.2 The Cherwell Local Plan 2011-2031 Part 1 Partial Review – Oxford’s Unmet Housing Need was adopted in September 2020. This is the second AMR to monitor against the indicators and targets from the Monitoring Framework within the Plan.
- 7.3 Monitoring is important to ensuring the successful delivery and implementation of the Cherwell Local Plan 2011-2031 and in preparing future evidence and policy documents. Monitoring highlights good and poor performance, where action might be necessary and ultimately where policies might need to be reviewed.
- 7.4 The Local Plan Monitoring Framework is closely linked to the monitoring framework developed for the Local Plan Sustainability Appraisal, which sets out the monitoring indicators for monitoring the effects of the Cherwell Local Plan 2011-2031 Part 1 on the SA objectives.

Appendices

Appendix 1: Cherwell District Council Housing Land Supply Statement (December 2023)

Introduction

1. Following the decision of the Council's Executive in February 2023 the Council published a Land Supply Statement (February 2023) which adopted a district local housing need figure as calculated by the Standard Method for the purpose of assessing housing land supply for Cherwell's needs. The Housing Land Supply position statement concluded that the district had a five year supply of 5.4 years.
2. This Housing Land Supply Statement (December 2023) was prepared in November 2023 and is an appendix to the Council's 2023 Annual Monitoring Report. It replaces the February 2023 statement. The review of the projections for future delivery was undertaken in November 2023 informed by consultations with the development industry, development management colleagues, infrastructure providers and historic information. The housing completion and permission data it relies upon is that verified at 31 March 2023.
3. This statement assesses the housing land supply position for Cherwell for the five-year period 1 April 2023 to 31 March 2028. Separate Housing Land Supply Statements may be published from hereon to provide flexibility in when the Council produces its statement in response to significant changes of circumstance and to enable reporting earlier in the calendar year following the verification of housing completion and permission data.

National Policy Context

4. The five-year housing land supply (or '5YHLS') is an important 'test'. Where authorities fall below 5 years the 'tilted balance' in the National Planning Policy Framework (NPPF) applies with the presumption in favour of sustainable development.
5. The NPPF (paragraph 74) requires local planning authorities to:

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."
6. Footnote 39 to paragraph 74 explains that the housing requirement in adopted strategic policies may continue to be used if the policies have been reviewed and found not to require updating. This is known as a regulation 10A review (under regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).
7. Footnote 39 states:

"Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exist, it should be calculated using the standard method set out in national planning guidance".
8. Accordingly, where adopted strategic policies are five years old and in the absence of a review finding them to be up to date, LPAs should use their Standard Method figure for monitoring purposes.

Current Circumstances

Cherwell Local Plan 2011-2031

9. Since the publication of the 2021 AMR, there has been a material change in circumstances to warrant a change to the standard method for the purpose of assessing housing land supply for Cherwell.
10. In December 2022 the Council published a Housing and Economic Needs Assessment (HENA) produced jointly with Oxford City Council to inform their respective Local Plan processes. THE HENA considers the Oxfordshire's Functional Economic Market Area (FEMA) and the Oxfordshire Housing Market Area (HMA).
11. The HENA is new up to date evidence of housing need, which provides an assessment of housing need which is materially different to that in the 2014 SHMA. It indicates that the 2014 SHMA is now out of date. This is the conclusion of a 'Regulation 10A' review of the strategic policies in the Cherwell Local Plan 2011-2031 presented to the Council's Executive on 6 February 2022. As the housing requirement in the adopted strategic policies in the 2015 Local Plan is based on the 2014 SHMA, it further indicates that these strategic policies do, in the words of NPPF para 74 and footnote 39, require updating.
12. In view of these circumstances, it is appropriate to apply the standard methodology for the assessment of local housing need for Cherwell for the purpose of calculating the five-year housing land supply.

Cherwell Local Plan 2011-2031 Partial Review – Oxford's Unmet Housing Needs

13. A partial review of the Local Plan to meet Oxford's unmet needs was adopted in September 2020. The Partial Review makes provision for 4,400 homes over the plan period of which 1,700 are to be delivered 2021-2026 and the remaining homes by 2031 (i.e. over a 10-year period). This results in a stepped housing requirement as follows:

Year	2021/22 – 2025/26	2026/27 – 2030/31	Total
Housing requirement	340 x 5 years	540 x 5 years	4400

14. Policy 12a of the Partial Review states:
"The Council will manage the supply of housing land for the purpose of constructing 4,400 homes to meet Oxford's needs. A separate five-year housing land supply will be maintained for meeting Oxford's needs".
15. As the Partial Review Plan is not yet five years old (adopted in 2020), there is no justification to change the approach to monitoring land supply associated with this plan.
16. Furthermore, the unmet need figure is fixed, following agreement through a duty-to-cooperate process, and has recently been found sound and adopted after examination of Oxford City's Local Plan and Cherwell's Partial Review Plan (amongst others), and so the reliance on the 2014 SHMA is less important. As the adopted strategic policies (which contain the unmet need component of the housing requirement) in the Partial Review Plan are less than five years old, the Standard Method does not apply for the purposes of calculating unmet need for Oxford.

17. The evidence provided by the 2022 HENA will update the quantum of unmet need to be planned for in Cherwell, but this will not apply until the emerging Cherwell 2040 Local Plan Review has been subject to Examination and is adopted. In view of these circumstances, the housing requirements of the Partial Review of the Local Plan will be applied for the purpose of calculating the five-year housing land supply for Cherwell's contribution to Oxford's unmet housing need.

Five Year Housing Land Supply Assessments

18. The standard method local housing need figure for Cherwell District is presently 710 dwellings per annum (dpa). This figure has been calculated using the Government's Planning Practice Guidance, in accordance with NPPF paragraph 74 footnote 39. A requirement of 710 homes per annum will therefore be applied to assessing the five year supply of deliverable housing sites for Cherwell. This figure has been used at recent appeals, for example in relation to a site in Finmere, and accepted by Inspectors. The latest government standard method figure for Cherwell will be used in any future updates on supply.
19. The NPPF defines the word 'deliverable':
"Deliverable: To be considered deliverable, sites for housing 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.
20. In particular:

<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>
a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."
Paragraph 74 also states that: "The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
a) 5% to ensure choice and competition in the market for land; or
b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply."
21. Footnote 40 does not apply as the Local Plan Part 1 is not recently adopted. It should also be noted that at the present time the Council has not decided to submit an annual position statement on its five-year supply to the Planning Inspectorate for consideration for the Partial Review.
22. Footnote 41 cross-refers to the Government's Housing Delivery Test results whereby if delivery is under 85% then the Council needs to apply a 20% buffer to the

deliverable supply. The most recent Housing Delivery Test result for Cherwell is 153% therefore the 5% buffer under paragraph 74 a) should be applied to the five-year supply calculation.

Cherwell's Five Year Housing Land Supply

23. A Housing Delivery Monitor is below setting out the district's position in relation to housing completions, permissions, and housing supply from deliverable and other sites.
24. The AMR contains the details of housing completions since the base date of the Local Plan (1 April 2011).
25. Under the Government's standard method there is no need to take any shortfall prior to the base date of the five-year housing land supply calculation into account.
26. Cherwell has a range of small and strategic sites which are being built out. As reported in the AMR there were 1,318 completions in the 2022/23 monitoring year from a range of sites including small rural sites and large, strategic allocations.
27. The Housing Delivery Monitor details the sources of supply for the period from April 2023 to align with the monitoring year and historic monitoring data.
28. Evidence on the deliverability of sites including information on anticipated buildout has been recorded as of November 2023. This is reflected in the commentary that accompanies all deliverable and developable supply included within the Housing Delivery Monitor to provide an accurate picture of available supply.
29. Sources of evidence include:
 - Questionnaires sent to all known agents/developers requesting updates on projected buildout
 - Discussions with Development Management Officers and other council departments engaged in the delivery of sites
 - A review of Building Control Records to establish if notices have been received to indicate that developers are aligning the necessary additional consents ahead of construction.

30. A summary of supply from deliverable sites over the five year period is shown below:

	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	5 year Supply	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions
CDC Total Supply	853	761	703	890	964	4171	919	939	983	9557	7012
Banbury Supply	275	286	282	285	355	1483	395	425	460	1147	2763
Bicester Supply	231	86	110	199	225	851	250	250	223	8023	1574
Other Areas	347	389	311	281	259	1587	74	64	100	487	1825
Windfall	0	0	0	125	125	250	200	200	200	0	850

31. Developers have told us that challenging market conditions may result in a slight drop off in supply in the short term but towards the middle and end of the 5 year period delivery is expected to pick up as conditions improve. Inflation is likely to have peaked meaning that the cost of lending is likely not to increase further and may come down. Market conditions, such as increased build costs, also do not necessarily mean that delivery will be slow just that the margins achieved by developers for sales are lower in some cases.
32. None of projected supply figures in the years within the 5 year period are higher than the number of completions achieved in Cherwell District in recent years, for example 1318 in 2022/23 and 1175 in 2021/22. The Council's latest monitoring for 2023/24 shows that sites continue to deliver new homes and there are a significant number of planning permissions in place. The 5 year projection is considered reasonable and robust on this basis.

Banbury

33. Strategic allocations in Banbury account for most of the supply in Banbury over the next 5 years (1483 dwellings). These are predominantly from South of Salt Way (Banbury 17), Drayton Lodge Farm (Banbury 18) and land west of the Southam Road (Banbury 2) dwellings. Most of the remaining supply is from a mixture of smaller allocated sites in the urban area and unallocated sites with planning permission.
34. Strategic sites in Banbury have a recent history of development starting within 5 years of an outline permission being granted. For example at land east of the Southam Road (Banbury 2), the outline permission was initially granted in December 2013, development started in 2015, completions were being recorded by 2016 and the site was completed in 2022. At land west of Bretch Hill (Banbury 3), the outline permission was initially granted in March 2016, development started in 2016, completions were recorded in this same year and the site is almost complete in 2023. At Salt Way (Banbury 17), outline permission was granted for part of the site in 2018,

development started in 2021 and completions recorded in 2022. The Council expects this trend of speedy delivery from the grant of outline permission to continue going forward with often the same house builders remaining in the town and on sites.

35. Strategic housing sites at Banbury, including Longford Park, West of the Warwick Road, east of the Southam Road, Saltway and north of Hanwell Fields have delivered on average 85 dwellings per annum between 2018 and 2023. On sites in Banbury that provide for the future supply there is more than one developer/promoter which is likely to lead to faster delivery.

Bicester

36. Delivery at Bicester has been somewhat slower than at Banbury with many of the allocations still only at Outline stage. Whilst the projection for delivery is still significant at some 851 homes over 5 years this is substantially below that envisaged in the 2015 plan.
37. There are several reasons for this including the delivery of essential infrastructure to deliver growth. Cherwell District Council is working proactively with partners including Homes England to unlock development. As of November 2023 when updating the Housing Delivery Monitor a cautious approach has been taken in assessing delivery. For example, it is anticipated that delivery from Northwest Bicester will be around 100 dwellings in the proceeding 5 year period with the remainder expected to come forward in years 6-10 and beyond the plan period. Progress is being made towards granting reserve matters consent for outline permissions at North West Bicester. Planning permission was also granted on appeal for 530 dwellings at North West Bicester. Dwellings permitted from this site have not been included within the 5 year period despite it being within the Local Plan allocation as its granting was relatively recent. However, dwellings may be delivered at the end of the 5 year period. Bicester is a sustainable location for development and has a record of delivery more generally with over 1700 dwellings at South West Bicester being delivered in the last circa 20 years.

Other Areas

38. Other Areas are expected to deliver 1587 homes over the next 5 years. The majority of the supply will come from Heyford Park. There are three developers/promoters at Heyford Park on sites that will contribute to future supply. Most of the site will be developed by Dorchester who is a long standing and active developer on the site. Dorchester Living are in partnership with Picture Living who will deliver private rented dwellings. An average of 100 new homes a year have been built on the site over the last 5 years. It is anticipated that this level of delivery will continue, including within the 5 year period. Dorchester actually anticipate that they will deliver 200 dwellings per year in the medium term. Discussions are occurring with the developer concerning future reserved matters applications which are expected shortly. Smaller sites in Cherwell generally have a history of being built out within 5 years of the grant of permission.

Windfalls

39. No windfall allowance is included within the deliverable supply for the first 3 years. This is to avoid double counting as the known sites are included within the allowance for small sites (sites less than 10 dwellings) or, where they are larger than 10 dwellings are included within the monitor. After year 3 an allowance of 125 dwellings

is included. This reflects past trends. Windfall completions on small sites have averaged 140 per year since 2011.

Calculation of Cherwell's five year housing land supply

40. Using the standard method local housing need figure as the requirement and the projected supply for the period 2023-28, the five-year housing land supply calculation for the district is set out below.
41. The five-year housing land supply position in the district excluding the Partial Review area is **5.6** years.

Step	Description	Five year period 2023 to 2028
a	Requirement (2023 – 2031) Standard Method	5680 (710x8)
b	Annual Requirement (latest standard method)	710
c	5 year requirement (b x years)	3,550
d	5 year requirement plus 5% buffer (C + 5%)	3,728
e	Revised annual requirement over next 5 years (d/5)	745.6
f	Deliverable supply over next 5 years	4171
g	Total years supply over next 5 years (f/e)	5.59 years
h	Surplus (f-d)	443

Partial Review five housing land supply – Oxford's unmet housing needs

42. There has been progress on the allocated sites within the Partial Review area since the last monitoring update with several of the development briefs now adopted, applications submitted and some approved. With the Partial Review adopted recently in September 2020, a legal challenge taking place into 2021, and development briefs required to be completed, significant progress on these sites has been achieved. 80 homes in total is considered to be a reasonable assumption based on discussions with case officers and information received from the development industry and promoters. Nevertheless, this leaves a land supply in the partial review area as **0.1** years or a shortfall of some 2,839 dwellings. Discussions are continuing with promoters and developers on submitting further applications shortly.

Step	Description	Five year period 2023 to 2028
a	Partial Review requirement 2021-26	1,700
b	Annual Requirement (a / 5)	340
c	Partial Review requirement 2026-31	2,700
d	Annual Requirement (c / 5)	540
e	Requirement to date (b x years)	680
f	Completions 2021-23	0
g	Shortfall at 31/3/23 (f - e)	680
h	Base requirement over next 5 years ((b x 3) + (d x 2))	2100
i	Base requirement over next 5 years ((b x 3) + (d x 2) plus shortfall	2780
j	Base requirement over next 5 years plus 5% buffer (i x 1.05)	2919
k	Revised Annual Requirement over next 5 years (j / 5)	584
l	Deliverable Supply over next 5 Years	80
m	Total years supply over next 5 years (l/ k)	0.1
N	'Shortfall' (f – d)	2,839

Appendix 1 - Five Year Land Supply Position Statement																			
Area	Category	Site name and address	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion	Planning Permissions at 31/03/23 minus units built & recorded at 31/03/23 (net)	Completions to 31/03/23 - land supply sites (excludes historic completions)	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions
Banbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	18/00293/OUT Caravan site, Station Road	Allocation	Outline permission for 63 dwellings expired in June 2022. A new outline application for 63 dwellings (22/01564/OUT) at Station Road was approved in July 2023 subject to signing of a section 106 agreement. Site is part of a wider allocation in the adopted Cherwell Local Plan and the wider site is proposed to be allocated for mixed use development in the draft Local Plan Review 2040. Projection allows sufficient time (circa 3 years) for reserve matters submission and determination.	Lapsed	Deliverable	0	0	0	0	0	33	30	0	0	0	0	63
Banbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	18/01569/F Robert Keith Car Sales	Allocation	Previous application has lapsed. However work has started on site with former buildings set to be demolished. A new application (23/00276/F) received in February 2023 to vary a condition was permitted in May 2023. This is a full application, allowing development to commence towards the beginning of the 5 year period.	Lapsed	Deliverable	0	0	0	9	10	0	0	0	0	0	0	19
Banbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	Remainder of the Banbury 1 Allocation	Allocation	This is the remainder of the strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). Work on the Supplementary Planning Document has been put on hold . This is a developable site as planning permission has yet to be secured. Site to be kept under review through the Draft Local Plan Review. However, at the current time it remains allocated and developable should an application come forward.	Allocation	Developable	0	0	0	0	0	0	0	0	100	100	372	200
Banbury	BANBURY 2 - HARDWICK FARM, SOUTHAM ROAD (EAST AND WEST)	Land East of Southam Road	13/00159/OUT Multiple Full and RMs	Allocation Reserved matters	Complete	Complete	Complete	0	537	0	0	0	0	0	0	0	0	0	537
Banbury	BANBURY 2 - HARDWICK FARM, SOUTHAM ROAD (EAST AND WEST)	Land West of Southam Road	18/00273/OUT 19/02226/REM	Allocation Reserved matters	One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). Reserved Matters for 90 dwellings is secured by Sanctuary Housing. All conditions discharged. Section 73 application being considered regarding lighting impact during development on ecology but expected to be resolved shortly. Ground works have started on site in 2023 and are continuing. Beechgrove homes are the developer and are advertising the opportunity to purchase the homes.	Granted	Deliverable	90	0	0	45	45	0	0	0	0	0	0	90

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Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	12/00080/OUT 14/01225/REM	Allocation Reserved matters	Complete		Complete	0	145	0	0	0	0	0	0	0	0	0	0	145
Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	15/01326/OUT 19/00895/REM	Allocation Reserved matters	Reserved Matters is secured and the site is being developed by David Wilson Homes and Barrett. 131 completions were recorded in 2022/3 and the Council's latest monitoring identifies further completions during 2023/24. Two house builders on site means that the site will be delivered early within the 5 year period. Projection is consistent with build rates on this site and in Banbury generally in recent years.	Under construction	Deliverable	101	179	75	26	0	0	0	0	0	0	0	0	280
Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	21/03639/F	Allocation	Planning application 21/03639/F for a re-plan of the western parcel of 19/00895/REM for 107 dwellings, that is an additional 23 dwellings to the 84 already consented for this part of the site, was approved subject to legal agreement in May 2022. Two house builders on site means that the site will be completed within the 5 year period.	Granted	Deliverable	0	0	0	0	23	0	0	0	0	0	0	0	23
Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	14/01932/OUT	Allocation Outline	Outline permission for the 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation. Reserved matters for two of the development parcels (22/02068/REM) were permitted in April 2023 for 237 dwellings. Reserved matters has also been granted for a spine road (20/03702/REM) and link road (20/03724/REM) serving the school and a foul water pumping station (21/03950/REM). No known delays in developers starting on site, conditions discharged, S106 obligations varied to allow early road construction to facilitate speedier development (21/00653/M106), ground works in place. Infrastructure will be delivered based on the number of occupations meaning that there will be no significant delays in delivering the homes permtted. Persimmon homes are developing the 237 homes in Phases 1 & 3. Discussions are underway on reserve applications for further phases. Charles Church is currently preparing an application (anticipated Dec. '23) for the Phase 2 land (south of Phases 1 & 3 – zoned for 110-122 dwellings). Projection is consistent with build rates on this site and in Banbury generally in recent years. There are two house builders on site. A significant proportion of the site is forecast to be completed within the 5 year period. Developer has indicated that development is likely to be delivered in line with the projection.	Granted	Deliverable	1000	0	50	75	75	100	100	100	100	100	300	700	
Banbury	BANBURY 18 - DRAYTON LODGE FARM	Drayton Lodge Farm	18/01882/OUT	Allocation Outline	Outline permission for up to 320 dwellings is secured. The site was acquired by Vistry Group which consist of Bovis Homes and Linden Homes in November 2020. Reserved matters application (22/02357/REM) has now been approved in May 2023. Most conditions have now been discharged. Projection is consistent with build rates in Banbury generally in recent years. Developer has estimated that the majority of the site will be built out in 5 year period and they will start on site in early 2024.	Granted	Deliverable	320	0	0	50	50	75	75	70	0	0	0	320	

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	19/00439/REM Phase 7A	Allocation Reserved matters	Complete	Complete	Complete	0	11	0	0	0	0	0	0	0	0	0	11
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	19/00440/REM Phase 8A	Allocation Reserved matters	Complete	Complete	Complete	0	24	0	0	0	0	0	0	0	0	0	24
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	19/00446/F Phase 5D	Allocation Full	Complete	Complete	Complete	0	11	0	0	0	0	0	0	0	0	0	11
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	19/00446/F Trenchard	Allocation Full	Complete	Complete	Complete	0	31	0	0	0	0	0	0	0	0	0	31
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	19/00446/F Phase 8C	Allocation Full	Complete	Complete	Complete	0	15	0	0	0	0	0	0	0	0	0	15
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	16/02446/F Phase 9	Allocation Full	Phase 9 of the development at Heyford Park is under construction by Dorchester Living. The Council's latest monitoring shows that development has started on a significant proportion of the homes not yet built. Dorchester anticipates phase 9 to be completed by 2026/27.	Under construction	Deliverable	218	78	50	75	93	0	0	0	0	0	0	296
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	15/01357/F	Allocation	A full application for 89 homes on a greenfield site within the strategic allocation by Pye Homes was approved subject to legal agreement in January 2022. Application permitted in September 2023 with the section 106 signed. Application (22/03063/F) now submitted by David Wilson homes resulting in additional dwellings and expected to be determined shortly. Anticipated legal agreement in line with existing agreement. Further developer interest indicates delivery within the 5 year period.	-	Deliverable	0	0	0	19	30	40	0	0	0	0	0	89
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	18/00825/HYBRID 22/02255/REM	Allocation Hybrid Reserved matters	A new Hybrid application for 1175 dwellings was approved in September 2022. Reserved matters (22/02255/REM) is approved for phase 10 for 138 dwellings. The Council's latest monitoring shows that foundations are in place for the majority of the homes with some near completion. Recent history of delivery on the site with 250 dwellings completed in 2022/3. Dorchester is a long standing and active developer on the site and there are two developers at Heyford Park. Dorchester Living are in partnership with Picture Living who will deliver private rented dwellings. Over the last five years an average of 100 new homes per year were built at Heyford Park. It is anticipated that this level of delivery will continue. Dorchester anticipate that they will deliver over 150 dwellings per year going forward including delivering phase 10 at the same time as future phases. They do not identify any infrastructure constraints to delivery. Discussions are occurring with the developer concerning future reserved matters applications which are expected shortly. Dorchester's website indicates a range of new homes for sale.	-	Deliverable	1175	0	38	100	75	125	150	100	100	100	387	788

[illegible]

Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Oak View, Weston On The Green	13/01796/OUT 16/00574/REM 17/01458/OUT 18/02066/F	Reserved matters	Complete	Complete	Complete	0	20	0	0	0	0	0	0	0	0	0	0	20
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	18/01894/OUT	Reserved matters	Reserved Matters application (21/02893/REM) was approved in June 2022. Most conditions have been discharged. Gade homes have passed development of the site to Deanfield homes. The site is under construction and the developer indicates the new homes will be available shortly. No technical constraints expected to prevent delivery on site.	Granted	Deliverable	25	0	0	15	10	0	0	0	0	0	0	0	25
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Station Road, Bletchington	13/00004/OUT 14/01141/REM 16/00362/F	Reserved matters	Complete	Complete	Complete	0	61	0	0	0	0	0	0	0	0	0	0	61
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of The Green and adj. Oak Farm Drive, Milcombe	15/02068/OUT 19/00046/REM 20/03609/F	Reserved matters	Complete	Complete	Complete	0	44	0	0	0	0	0	0	0	0	0	0	44
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land South and Adj. to Cascade Road, Hook Norton	20/00286/F 22/01946/F	Full	An application (20/00286/F) was permitted in March 2022 and the section 106 has been agreed. A Variation of conditions application was approved in April 2023. Greencore homes are developing and advertising homes on the site.	Granted	Deliverable	12	0	4	8	0	0	0	0	0	0	0	0	12
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	OS Parcel 3489 Adjoining And South West Of B4011, Ambrosden	22/01976/OUT		Outline application for 75 homes permitted in February 2023 subject to section 106. With permission granted over 9 months ago, the section 106 is expected to be signed shortly.		Deliverable	0	0	0	0	0	25	35	10	0	0	0	0	75
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North Of Railway House, Station Road, Hook Norton	21/00500/OUT	Outline	Outline application approved following appeal for 43 homes in August 2022. Section 106 is agreed.	Granted	Deliverable	43	0	0	0	0	25	18	0	0	0	0	0	43

[illegible]

Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Taylor Livock Cowan, Suite F Kidlington Centre, High Street, Kidlington	18/00587/F	Full	This is a small brownfield site in a very sustainable location. The planning permission has now expired.	Lapsed	Lapsed	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	The Ley Community, Sandy Lane, Yarnton	20/01561/F	Full	Full planning permission is secured and the Council's latest monitoring information shows that all 10 homes are under construction. Sweetcroft homes are the developer.	Granted	Deliverable	10	0	10	0	0	0	0	0	0	0	0	0	10
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Kidlington Garage, 1 Bicester Road, Kidlington	22/00017/F	Full	Application for 15 flats was granted planning permission in March 2023 subject to the signing of a section 106 agreement. Sweetcroft Homes are the developer. This is a full application and expected to be built out well within the five year period.		Deliverable	0	0	0	0	15	0	0	0	0	0	0	15	
Other Areas	OTHER AREAS - SMALL SITES (1 to 9 dwellings)	-	-	WINDFALL	Small sites with permission	Small sites	Deliverable	202	876	70	70	62	0	0	0	-	-	-	1078	
Windfall	Small sites windfall	District-wide small sites windfall allowance	-	WINDFALL	Windfall completions on small sites have averaged 140 per year since 2011.	Small sites	Deliverable	-	-	0	0	0	125	125	100	100	100	-	550	
Windfall	Large sites windfall	District-wide large sites windfall allowance	-	WINDFALL	Windfalls expected from large sites		Deliverable	-	-	0	0	0	0	0	100	100	100	-	300	
										853	761	703	890	964						

TOTALS	8001	9448	853	761	703	890	964	919	939	983	9557
4171											

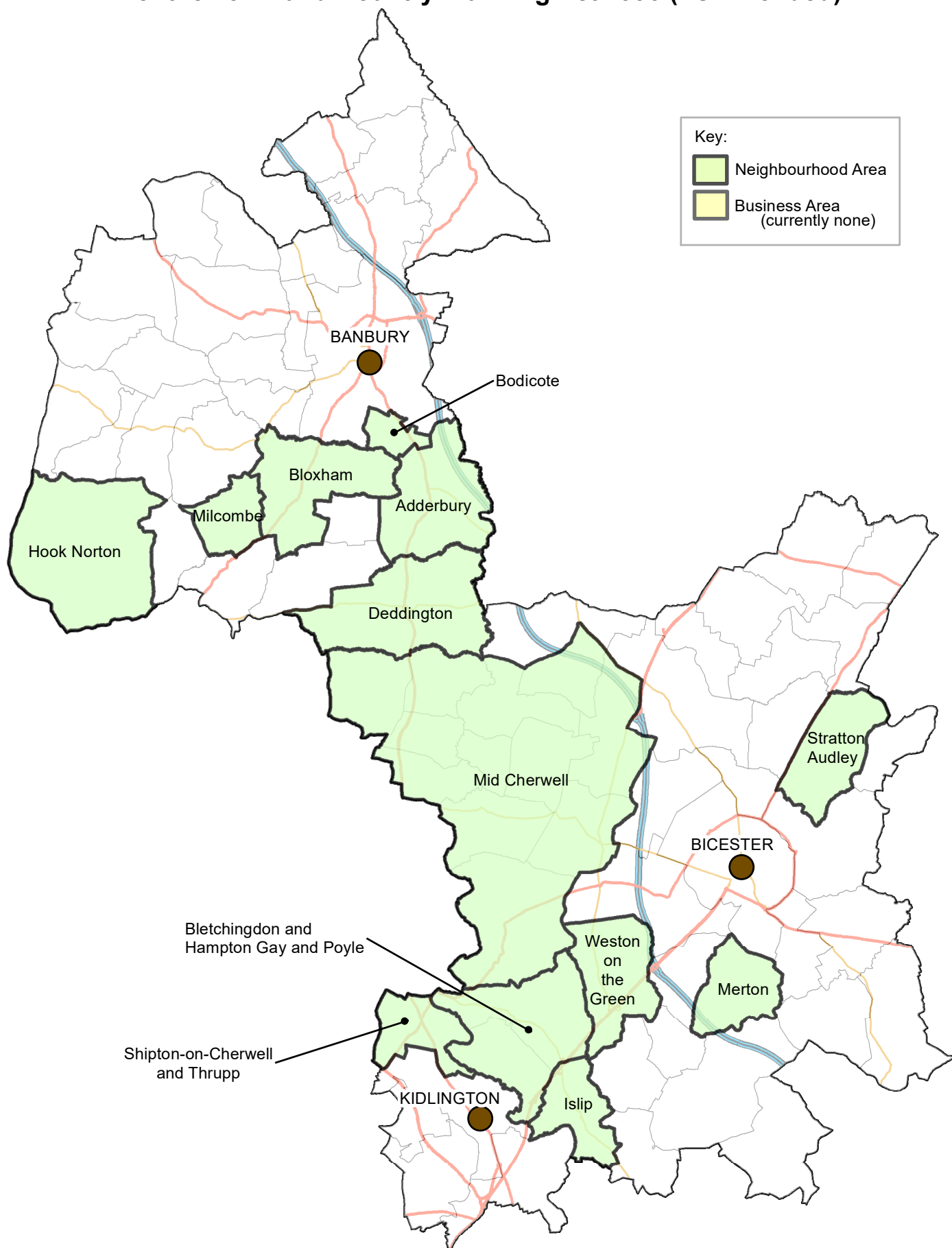
5.6 years supply

Area	Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion	Planning Permissions at 31/03/23 minus units built & recorded at 31/03/25 (net)	Completions 01/04/11 to 31/03/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land East of Oxford Road, North Oxford	48	Local Plan allocation (2020) - PR6a (690 homes)	-	Allocation	A Scoping Opinion has been received. A draft Development Brief was subject to public consultation between January and March 2022 and is due for approval shortly. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Developable	0	0	0	0	0	0	0	25	50	50	565	125
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land West of Oxford Road, North Oxford	32	Local Plan allocation (2020) - PR6b (670 homes)	-	Allocation	A draft Development Brief was subject to public consultation between January and March 2022 and is due for approval shortly. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Deliverable	0	0	0	0	0	0	30	75	75	100	390	280
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land South East of Kidlington, Kidlington	32	Local Plan allocation (2020) - PR7a (430 homes)	-	Allocation	Outline application (22/00747/OUT) for 370 homes was approved subject to section 106 in October 2023. The expected delivery rates allow for lead-in times of planning applications (reserved matters) and construction. Planning application (22/03883/F) received for the site from Hill residential for 96 dwellings which is due for consideration shortly.	-	Deliverable	0	0	0	0	0	0	30	50	100	100	150	280
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land at Stratfield Farm, Kidlington	10.5	Local Plan allocation (2020) - PR7b (120 homes)	-	Allocation	A Development Brief for the site was approved in November 2021. Outline application (22/01611/OUT) for 118 homes was submitted on behalf of a housebuilder (Manor Oak Homes) in May 2022 and was approved subject to section 106 in October 2023. Full application (22/01756/F) for alterations and repairs to farmhouse and annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no dwellings and erection of 2 no new dwellings was submitted in June 2022 and was approved in October 2023. The expected delivery rates allow for lead-in times of planning applications (reserved matters) and construction.	-	Deliverable	0	0	0	0	0	0	20	30	40	30	0	120
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land East of the A44, Begbroke	190	Local Plan allocation (2020) - PR8 (1950 homes)	-	Allocation	The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction. A development brief is in preparation between the Council and promoters. Planning application (23/02098/OUT) submitted for circa 1800 homes and other uses.	-	Developable	0	0	0	0	0	0	0	50	100	225	1575	375
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land West of Yarnton, Yarnton	99	Local Plan allocation (2020) - PR9 (540 homes)	-	Allocation	A Development Brief for the site was approved in November 2021. Outline application (21/03522/OUT) for 540 homes was submitted in October 2021 and is pending consideration. An appeal as been submitted against non-determination. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Deliverable	0	0	0	0	0	0	0	75	75	75	315	225
												0	0	0	0	80	305	440	580	2995	1405

Appendices

Appendix 2: Neighbourhood Planning Parishes Map (November 2023)

Cherwell District Council
Neighbourhood and Business Area Designations
Under Sections 61G (8) and 61H (4)
of the Town and Country Planning Act 1990 (As Amended)



Appendices

Appendix 3: Infrastructure Delivery Plan Update (December 2023)

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Context to Infrastructure Update 2023 (01/04/2022– 31/03/2023)

Section 1 – Infrastructure Update 2023 Summary Tables

- 1.1 LP 2015 IDP Update Bicester Projects**
- 1.2 LP 2015 IDP Update Banbury Projects**
- 1.3 LP 2015 IDP Update Kidlington and Rural Areas Projects**
- 1.4 LPPR 2020 Infrastructure Schedule Projects Update**

Section 2 – Infrastructure Update 2023

- 2.1 LP 2015 IDP Update Bicester Projects**
- 2.2 LP 2015 IDP Update Banbury Projects**
- 2.3 LP IDP Update Kidlington and Rural Areas Projects**
- 2.4 LPPR 2020 Infrastructure Schedule Projects Update**

Context to the Cherwell Local Plans Infrastructure Update 2023 (01/04/2022 – 31/03/2023)

Infrastructure is an essential part of sustainable development supporting increased housing provision and economic growth, mitigating against climate change and facilitating improved quality of life within communities.

The Infrastructure Delivery Plan (IDP) contains the infrastructure required to support Cherwell Local Plan Part 1 adopted in July 2015 and it is set out in Appendix 8 of the Plan.

The Cherwell Local Plan Partial Review was adopted in September 2020. It is a focused Plan addressing Cherwell's apportionment of Oxford's unmet housing needs in the southern part of Cherwell. The infrastructure required to support the Local Plan Partial Review is detailed in Appendix 4 of that Plan.

The IDP and Infrastructure Schedule are live documents adjusted overtime to reflect changes in circumstance and strategies alongside the yearly monitoring of both Plans and infrastructure Policies INF1 and PR11 Infrastructure Delivery.

The Infrastructure Update, December 2023 reports on both Local Plans. It lists schemes for Bicester, Banbury, Kidlington and Rural areas identified by infrastructure providers to support the Plans' proposals. It follows from the previous update published in February 2022 and covers the Annual Monitoring Report (AMR) period: 1 April 2022 to 31 March 2023.

It includes adjusted phasing periods to reflect project updates as the plan period progresses and projects are completed: short term 2021-2025, medium term 2025-2029 and long term 2029-2031.

The Update provides a renumbering of schemes following completion of numerous infrastructure projects to date.

The infrastructure tables include information on known schemes, their main aim, priority, phasing, delivery partners, costs, delivery status and links to the local plan policies including site policies. This helps monitoring the delivery of the Local Plans and guide infrastructure investment over the adopted Plan periods to 2031. The information could assist prospective developers identifying potential planning obligations but does not confine negotiations at development management level for specific development proposals.

Section 1 of the Infrastructure Update shows all known scheme completions and new projects since the first publication of the LP 2015 IDP and LPPR 2020 Infrastructure Schedule as well as schemes which have undergone substantial changes. Schemes completed or added new in this monitoring period are shaded grey for ease of reference. The summary tables also show pipeline projects, those known to be at early project development stage. These pipeline projects are not part of the IDP or Infrastructure Schedule but could be included in future updates subject to their progression as part of infrastructure providers' plans and programmes.

Section 2 contains the infrastructure tables for both Plans' areas, updated to include changes to existing infrastructure schemes and new schemes to be delivered to 2031.

More detailed information on infrastructure provision will arise through the progression of new Local Plans and Neighbourhood Plans. This includes the emerging Local Plan Review 2040.

Section 1 – Infrastructure Update 2023 Summary Tables

1.1 IDP Update Bicester Projects

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
Transport and movement				
2a (New)	Bicester North Station Forecourt - Parking Capacity Improvements	Supporting economic growth and new homes with better access to the national rail network.	Necessary	Upper deck of car park is life expired, survey work commissioned with a view to agreeing a work programme in 2024. Potential options for additional parking on adjacent land being explored.
Comp (3)	Charbridge Lane crossing- Conversion of current level crossing of A4144 Bicester eastern perimeter road with Oxford- Bletchley Railway line into grade separated overbridge.	Supporting economic growth and new homes with better access to the national rail network.	Critical	Project complete
Comp (9d)	Improvements to A41 corridor: Ploughley Road junction with the A41 – signalisation.	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport.	Necessary	Project complete
Comp (13)	Pioneer Roundabout.	To improve journey time reliability and traffic flow while improving access for all forms of transport.	Necessary	Scheme complete
Comp (14a)	Park & Charge infrastructure at Cattle Market and Claremont Car Parks	To reduce pollution from road traffic.	Desirable	Project complete
Education				
No new projects or completions				
Utilities				
Comp (30a)	Bicester STW Upgrade.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Upgrades to Bicester STW completed in 2022, providing increased treatment capacity, reducing the need for untreated discharges in wet weather.
Flood risk				
No new projects or completions				
Emergency and rescue services				
No new projects or completions				
Health				
No new projects or completions				

1.1 IDP Update Bicester Projects

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
Community Infrastructure				
45 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archeological finds from development and ensure its safekeeping	Necessary	TBC
Open space, recreation and biodiversity				
Comp (48a)	Elmsbrook Forest School/Pocket Park.	Provision of open space and green infrastructure to meet Eco Town standards.	Necessary	Project delivered
Comp (55)	Dangerfields/Kings End Conservation Area/Shakespeare Drive Access improvements (including board walk) and potential for nature and habitat projects.	To improve the management of habitat/green spaces and the connection of people with nature.	Desirable	Project delivered
Comp (58)	North West Bicester Nature Reserve.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats; opportunities for green infrastructure improvements along watercourse.	Desirable	Project delivered
60 (New)	Enhancement of Local Wildlife sites	Restoration, maintenance and new habitat creation associated with Local Wildlife Sites. The network of local wildlife sites is vital to sustaining populations of the UK's wildlife, and appropriate land management is often essential to enable this wildlife to survive and flourish.	Necessary	New project to meet the objectives of the Local Nature Recovery Strategy being developed by Oxfordshire County Council.

1.2 IDP Update Banbury Projects				
No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
Transport and movement				
Comp (22)	Cycle route improvements at Waterloo Drive, between Fraser Close and Middleton Road.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Desirable	Scheme complete
Education				
Comp (31)	Expansion of William Morris Primary School by 35 places (to serve Warwick Rd & Bretch Hill and Drayton Lodge Farm).	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Scheme complete
Utilities				
35 (New)	Banbury Sewage Treatment works upgrade programme to increase capacity from 266 to 490 liters per second, reducing the need for untreated discharges in wet weather and providing a higher quality of treated effluent going to watercourses.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Work is planned to be completed during the 2025-2030 regulatory period.
Flood risk				
No new projects or completions				
Emergency and rescue services				
No new projects or completions				
Health				
No new projects or completions				
Community Infrastructure				
60 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archeological finds from development and ensure its safekeeping	Necessary	TBC
Open space, recreation and biodiversity				
77 (New)	Enhancement of Local Wildlife sites	Restoration, maintenance and new habitat creation associated with Local Wildlife Sites. The network of local wildlife sites is vital to sustaining populations of the UK's wildlife, and appropriate land management is often essential to enable this wildlife to survive and flourish.	Necessary	New project to meet the objectives of the Local Nature Recovery Strategy being developed by Oxfordshire County Council.

1.3 IDP Update Kidlington and Rural Areas Projects

No. Project	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
Transport and movement				
Comp (6)	A34 on-slip improvements to the Pear Tree and Botley junction interchanges to the immediate south of the district.	Support delivery of strategic development with sufficient upgrades to road and active travel infrastructure.	Desirable	A scheme of various highway improvements on the Botley Road corridor was completed in 2023. No further phases of work planned.
Education				
No new projects or completions				
Utilities				
No new projects or completions				
Flood risk				
No new projects or completions				
Emergency and rescue services				
No new projects or completions				
Health				
No new projects or completions				
Community Infrastructure				
38 (New)	Reconfiguration and refurbishment of Kidlington Library to provide additional capacity for growth	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	TBC
39 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archeological finds from development and ensure its safekeeping	Necessary	TBC
Open space, recreation and biodiversity				
62 (New)	Enhancement of Local Wildlife sites	Restoration, maintenance and new habitat creation associated with Local Wildlife Sites. The network of local wildlife sites is vital to sustaining populations of the UK's wildlife, and appropriate land management is often essential to enable this wildlife to survive and flourish.	Necessary	New project to meet the objectives of the Local Nature Recovery Strategy being developed by Oxfordshire County Council.

1.4 LPPR Oxford Unmet Needs

No.	Projects	Main aim	Priority Critical Necessary Desirable	Update
Transport and movement				
6d (New)	Bus service improvement to Eastern Arc	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Financial contributions to support public transport connectivity between PR6/7 sites and Eastern Arc – notably major employment sites – are being sought.
Education				
No new projects or completions				
Utilities				
46 (New)	Waste Management Capacity: Building new or enhancing existing Household Waste Recycling Centre (HWRC) sites to deal with increased demand Sites should be designed to manage waste in accordance with the hierarchy, promoting reduction and reuse.	Ensure waste and recycle facilities grow at the same rate as communities needs.	Necessary	Further project specific information to be added as project development progresses.
Flood risk				
No new projects or completions				
Emergency and rescue services				
No new projects or completions				
Health				
No new projects or completions				
Community Infrastructure				
59 (New)	Reconfiguration and refurbishment of Kidlington Library to provide additional capacity for growth	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	TBC
60 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archeological finds from development and ensure its safekeeping	Necessary	TBC
Open space, recreation and biodiversity				
No new projects or completions				

Section 2 – Infrastructure Update 2023

- LP 2015 IDP Update Bicester Projects
- LP 2015 IDP Update Banbury Projects
- LP 2015 IDP Update Kidlington and Rural Areas Projects
- LPPR 2020 Infrastructure Schedule Update - LPPR Oxford Unmet Needs Projects

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
Transport & movement											
1	East West Rail Phase 2 - Oxford to Milton Keynes.	Supporting economic growth and new homes with better access to the national rail network.	Necessary	Short term (2020-2024)	c. £1.2 Billion	Secured	East West Rail Consortium Network Rail OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy 9	All Bicester sites	Network Rail Statement of Case	Construction in progress. Negotiations in progress about the operation of EWR.
2	Investigating plans for Bicester North Station Forecourt.	Supporting economic growth and new homes with better access to the national rail network.	Necessary	Short term	TBC	Secured	Chiltern Railways OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy 9	All Bicester sites	OCC Chiltern Railways CDC	OCC working with Chiltern Railways on their aspirations for the station forecourt. New cycle stands and shared path have now been installed and a shuttle bus service is being operated between Bicester North and Bicester Village, in partnership with Value Retail.
2a (New)	Bicester North Station Forecourt - Parking Capacity Improvements	Supporting economic growth and new homes with better access to the national rail network.	Necessary	Short term	TBC	TBC	Chiltern Railways			Chiltern Railways	Upper deck of car park is life expired, survey work commissioned with a view to agreeing a work programme in 2024. Potential options for additional parking on adjacent land being explored.
Comp (3)	Charbridge Lane crossing- Conversion of current level crossing of A4144 Bicester eastern perimeter road with Oxford- Bletchley Railway line into grade separated overbridge.	Supporting economic growth and new homes with better access to the national rail network.	Critical	Short term	TBC	Committed	East West Rail Consortium Network Rail OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC1	Bicester 1 – North West Bicester Bicester 11 – North East Bicester Bicester 12 – South East Bicester Bicester 13 – Gavray Drive	OCC	Project complete
3 (4)	London Road level crossing changes, providing for pedestrians, cyclists and vehicles.	To avoid severance of the town centre from the development areas to the south east of the town.	Necessary	Short term	c. £100m	TBC	TBC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4	Bicester 2 – Graven Hill Bicester 12 – South East Bicester	OCC	EWR Co. is progressing options work
4 (5)	Electrification of railway lines.	Supporting economic growth and new homes with better access to the national rail network.	Necessary	Medium - long term	c. £120m	Secured	DFTNetwork Rail	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local TransportPlan: LTP4 Policy 9	All Bicester sites	OCC	Network Rail Decarbonisation Strategy (July 2020) has identified the route through Bicester and Banbury for electrification. Funding has not been identified for the period ending 2029, however Chiltern Railways has plans to introduce decarbonised units over the period 2027 - 2030.
5 (6)	Ensuring delivery of high- quality public transport from all strategic development sites to Bicester Town Centre and rail stations.	Improving access and facilities at town centre and train stations.	Critical	Short to long term	Costs TBC for each strategic allocation	To be funded by securing contributions from strategic allocations	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC2	All strategic sites	LTP OCC	An improved service to / from Heyford Park is expected to commence in February 2024.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
6a (7a)	Ensuring delivery of high- quality public transport: Through route for buses between the A4421 Charbridge Lane and the A41 Aylesbury Road.	New bus services.	Critical	Short term	TBC	TBC	OCCBus operatorsPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 PolicyBIC2	Bicester 12 – South East Bicester	CDC	No bus service currently operates along Charbridge Lane. Future pattern of services depends on routes to serve Graven Hill and Wretchwick Green to be delivered through Bicester 12 - South East of Bicester.
6b (7b)	Bus route between North West Bicester Ecotown (Bicester 1) to employment areas Extension route. Exploring the potential of extending Ecotown bus route to serve other areas of the town.	Connecting residential areas with existing and future employment centres.	Desirable	Medium term	TBC	TBC	OCC Bus operators Private sector developers	Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC2	Bicester 1 - North West Bicester Bicester 5 - Strengthening Bicester Town Centre Bicester 6 - Bure Place Phase 2	LTP	The developer funding for Bicester 1 expired in May 2023 and OCC is now funding a partial replacement. There are no current plans to extend this bus service, and no progress on Bicester 4
6c (7c)	Bus only link west of Howes LaneLink to the Howes Lane and Lords Lane (A4095) realignment	Connecting residential areas with existing and future employment centres	Necessary	Long term	TBC	TBC	OCCBus operators Private sector developers	Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC2	Bicester 1 - North West Bicester	CDC internal	This bus link is being considered as a part of the A4095 realignment design.
7a (8a)	Improvements to A41 corridor: Infrastructure improvements and bus priority to enable greater reliability on the A41 corridor to/from Junction 9 to Ploughley Road.	Serve all strategic sites by bus to Premium Route standards.	Necessary	Short term	TBC	To be funded by securing S106 contributions and LGF	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	South West Bicester Phase 1 Bicester 3 - South West Bicester Bicester 4 - Bicester Business Park Bicester 5- Strengthening Bicester Town Centre Bicester 6 - Bure Place Phase 2 Bicester 10 - Bicester Gateway	LTP OCC	A41 options assessment work has been completed. The next step is to engage with stakeholders and the community on a package of phased measures.
7b (8b)	Bus infrastructure on bus routes through North West Bicester and Middleton Stoney Road.	Serve all strategic sites by bus to Premium Route standards.	Necessary	Short term	TBC	TBC	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	Bicester 1 North West Bicester	CDC	Bus route and infrastructure being secured on individual planning permissions at NW Bicester, to provide a circular route north and south of the railway.
7c (8c)	NW Bicester Bus service connecting to Bicester Town Centre.	Serve all strategic sites by bus to Premium Route standards.	Necessary	Short term	TBC	TBC	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	Bicester 1 North West Bicester	CDC	E1 bus service now withdrawn due to expiry of developer contract, and 505 withdrawn due to expiry of contract with other local authority. OCC now funding partial replacement service 500.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
8a (9a)	Highway capacity improvements to peripheral routes: eastern corridor Local Transport Plan 4 and its Bicester Strategy address traffic and travel demands growth resulting from LP1 to 2031.	Improvements to strategic highways capacity.	Critical	Short - medium term	c. £16,837,894	Some funding secured	OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in BicesterLocal Transport Plan: LTP4 policy BIC1	All Bicester sites	OCC	Work to establish design principles for the eastern corridor improvements that facilitate connectivity to the strategic sites and improve vehicle capacity will be undertaken.
8b (9b)	Charbridge Lane dualling south of new bridge to Gavray Drive, including additional capacity required under the railway.	Supporting economic growth and new homes with better access to the national rail network.	Critical	Short - medium term	c.£7.25m for Charbridge Lane additional capacity	Some funding secured	Private sector developers OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC1	Bicester 1 – North West Bicester Bicester 11 – North East Bicester Bicester 12 – South East Bicester Bicester 13 – Gavray Drive	OCC	Work to establish design principles for the eastern corridor improvements that facilitate connectivity to the strategic sites and improve vehicle capacity will be undertaken.
8c (9c)	Highway capacity improvements to peripheral routes: southern corridor Provision of new highway link in the form of a south east perimeter road.	Improvements to strategic highways capacity.	Critical	Short - medium term	c. £21.3m for SEPR Western Section	Some funding secured	OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in BicesterLocal Transport Plan: LTP4 policy BIC1	All Bicester sites	OCC	The A41 options work has concluded. The next step will be engagement with stakeholders and community on a phased package of measures, including the south east link road.
Comp (9d)	Improvements to A41 corridor: Ploughley Road junction with the A41 – signalisation.	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport.	Necessary	Short term	TBC	TBC	Private sector developers OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 policy BIC2	Bicester 12 – South East Bicester Bicester 13 – Gavray Drive	OCC	Project complete
8d (9e)	Highway capacity improvements to peripheral routes: Western corridorChanges and improvements to Howes Lane/Bucknell Road Junction: North West Bicester Ecotown all other phases(Howes Lane and Lords Lane (A4095) realignment)	Improvements to strategic highways capacityTo improve journey time reliability and traffic flow while improving access for all forms of transport	Critical	Short to medium term	c.£27.4m	S38. Part completed.	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Securing dynamic town centres (SLE2) in support of strategic growth in BicesterLocal TransportPlan: LTP4 Policy BIC1	South West Bicester Phase 1 Bicester 1 - North West Bicester Bicester 3 - South West Bicester Bicester 1 - North West Bicester Bicester 4 - Bicester Business Park Bicester 10 - Bicester Gateway	Planning applications information OCCLTPLP Part 1	Funding being sought to continue the design work for the A4095 and its delivery. Negotiations are ongoing.Short term changes to Howes Lane/Bucknell Road junction have been completed.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
8e (9f)	Highway capacity improvements to peripheral Banbury Road Roundabout Improvements (junction of A4095 and B4100)	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport	Critical	Medium term	c.5.5m	Seeking funding for the scheme	Private sector developers OCC	Local Plan: Improved Transport and Connections (SLE 4) and Securing dynamic town centres (SLE2) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC1	Bicester 1 - Northwest Bicester	CDC internal	Scheme approved; continuing engagement on the details of the scheme. Due to start construction January 2024.
8f (9g)	Caversfield junction improvements (Junction of Aunt Ems Lane and B4100).	To reduce pollution from road traffic.	Critical	Medium term	TBC	Being sought from development at NW Bicester	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Bicester	Bicester 1 - Northwest Bicester	Planning applications information Bicester STS LTP	14/01384/OUT has not been taken forward. This junction is being considered under planning application 21/04275/OUT
9 (10)	Central corridor: Kings End and Queens.	To reduce traffic congestion and provide environmental improvements.	Necessary	Short - Medium	c. £850k	To funded by securing S106 contributions and LGF	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policies BIC1 and BIC2	All Bicester sites	Planning application information OCC LTP	Proposal for improvements included in the Bicester LCWIP (agreed by OCC Cabinet in September 2020). Wider public realm work not yet progressed.
10 (11)	Town centre access improvements Phase 2: Bell Lane / Sheep Street including a pedestrian crossing.	To improve journey time reliability and traffic flow while improving access for all forms of transport – including buses, cyclists and pedestrians to improve access to Bicester Town Centre.	Necessary	Short term	TBC	TBC	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Securing dynamic town centres (SLE2) in support of strategic growth in BicesterLocal Transport Plan: LTP4 PoliciesBIC1 and BIC2	Bicester 5 - Strengthening Bicester Town CentreAll sites	OCC	Options and concept design work has recently commenced
11 (12)	Improvements to Middleton Stoney Road Roundabout eastern end.	To improve journey time reliability and traffic flow while improving access for all forms of transport.	Necessary	Short term	TBC	Secured	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Securing dynamic town centres (SLE2) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policies BIC1 and BIC2	South West Bicester Phase 1Bicester 1 - North West Bicester Bicester 2 - Graven HillBicester 3 - South West Bicester Bicester 4 - Bicester Business Park Bicester 5 - Strengthening Bicester Town CentreBicester 6 - Bure Place Phase 2Bicester 10 - Bicester Gateway	Planning application information OCC	Improvements are expected to be secured on Bicester Village planning permission ref 22/03513/F
Comp (13)	Pioneer Roundabout.	To improve journey time reliability and traffic flow while improving access for all forms of transport.	Necessary	Short term	TBC	Some funding secured	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Securing dynamic town centres (SLE2) in support of strategic growth in BicesterLocal TransportPlan: LTP4 Policies BIC1 and BIC2	Bicester 5 - Strengthening Bicester Town CentreBicester 6 - Bure Place Phase 2 All Bicester sites	Planning application informatio n OCC	Scheme complete

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
12 (14)	Electric vehicle initiatives. Including charging points for electric vehicles A number of charging points locations completed across the town. Wider provision under consideration.	To reduce pollution from road traffic.	Desirable	Short to Long term	TBC	TBC	CDC OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy 22	All Bicester sites	CDC	To be dealt with on site by site basis and through other external funding bids. Park and Charge Project – use of district council car parks as EV charging hubs for residents without access to off-road parking.
Comp (14a)	Park & Charge infrastructure at Cattle Market and Claremont Car Parks	To reduce pollution from road traffic.	Desirable	Short term	Completed	Secured	CDC OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy 23	All Bicester sites	OCC	Project complete
13 (15)	Car Club.	To reduce pollution from road traffic.	Desirable	Short to long term	TBC	TBC	OCC CDC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Bicester	All Bicester sites	CDC	To be aligned with Bicester Sustainable Transport Strategy. STS published in October 2015. Car club launched as part of NW Bicester, will be expanded into rest of town if it becomes viable to do so.
14a (16a)	Bicester pedestrian and cycle links: Banbury Road footpath and cycle path crossing (northern end - southern end).	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short term	Part completed	c.£300k secured	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local TransportPlan: LTP4 Policy BIC 2	Bicester 1 - North West Bicester Bicester 8 - Former RAF Bicester Bicester 11 - North East Bicester Bicester 5 - Strengthening Bicester Town Centre Bicester 6 - Bure Place Phase 2	OCC	The crossing linking the two paths north of the railway line is being sought through development.
14b (16b)	Bicester pedestrian and cycle links: Buckingham Road from Bicester North Station access to town centre.	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short term	TBC	c.£300k secured	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	Bicester 1 - North West Bicester Bicester 8 - Former RAF Bicester Bicester 11 - North East Bicester Bicester 5 - Strengthening Bicester Town Centre Bicester 6 - Bure Place Phase 2	LTP OCC	Options and concept design work has recently commenced

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
14c (16c)	Bicester pedestrian and cycle links: East Bicester to town centre (via Bicester Village Station).	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short - medium term	TBC	TBC	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 PolicyBIC 2	Bicester 5 - Strengthening Bicester Town Centre Bicester 2 - Graven Hill Bicester 4 - Bicester Business Park Bicester 12 - South East BicesterBicester 13 - Gavray Drive	LTP	Improving links via Bicester Village Station will be sought as part of EWR active travel measures. No further update at this stage.
14d (16d)	Bicester pedestrian and cycle links: Graven Hill cycle route on London Road.	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short term	c.552k	Part committed	OCC CDC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	Bicester 2 - Graven Hill	OCC Planning application information	In design and delivery stage through Tranche 3 Active Travel Funding.
14e (16e)	Bicester pedestrian and cycle links: Connectivity of Graven Hill to Town Centre. Public, pedestrian and cycle access from Graven Hill and Langford Park Farm to A41 underpass.	Improve potential connectivity with town centre.	Desirable	Short - medium term	TBC	TBC	CDC OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climatechange (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	Bicester 2 - Graven Hill	CDC	To be aligned with Bicester Sustainable Transport Strategy. Progress is being made with land ownership through local user group. Ongoing work is required to complete this pedestrian / cycle link.
14f (16f)	Bicester pedestrian and cycle links: Southern connectivity project. Kingsmere, Bicester Business Park, Graven Hill, Bicester Village Station, Bicester Village and into the town centre.	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short - medium term	c. £5m	TBC	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	South West Bicester Phase 1Bicester 3 - South West Bicester Phase 2Bicester 5 - Strengthening Bicester Town Centre Bicester 2 - Graven Hill Bicester 4 - Bicester Business Park Bicester 12 - South East Bicester Bicester 13 - Gavray Drive	OCC	Discussions have been held with Network Rail via local bike user group about permitting pedestrians via the 'cattle creep'. OCC looking at feasibility for a complete route from Graven Hill to Kingsmere picking up this and the scheme above.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
14g (16g)	Bicester pedestrian and cycle link: Oxford Road to Field StreetPart of central corridor (see earlier schemes).	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short term	c. £5m	Committed	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal TransportPlan: LTP4 (Policy BIC 2)	South West Bicester Phase 1Bicester 3 - South West Bicester Phase 2Bicester 5 - Strengthening Bicester Town Centre Bicester 4 - Bicester Business Park	OCC	Oxford Road to the Kings End/Church Street junction complete. The rest of the scheme was postponed to be reviewed as part of wider strategy work on the corridor. The Bicester Town Centre access strategy will be further progressed through the Local Transport Plan.
14h (16h)	A4421 proposed footway / cycle track.	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short - Medium	c.203K	TBC	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 (Policy BIC 2)	Bicester 8 – Former RAF Bicester	CDC	Wretchwick Green S278 works include enhancements / widening of the shared use footway/ cycleway on west side of A4421 between Rodney House roundabout and Gavray Drive.This also includes the provision of signalised and informal crossing points and a new shared use footway / cycleway along Peregrine Way loop.
14i (16i)	Bicester pedestrian and cycle Links: The Cooper School to the town centre.	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Short term	TBC	TBC	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	All Bicester sites	LTP OCC	Options and feasibility work currently underway to look at Bicester North Station to the town centre. Will be looking to extend this pedestrian and cycle link up to Cooper School.
14j (16j)	Bicester pedestrian and cycle links: Improving connections to rights of way network.	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Short to long term	TBC	Being sought from development at NW Bicester	OCC CDC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 policy BIC1	All Bicester sites	LTP	To be aligned with Bicester Sustainable Transport Strategy. STS published in October 2015.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
15 (17)	Bicester pedestrian and cycle links: Providing cycle access to North West Bicester schoolsUpgrade of the field path alongside the railway to a full pedestrian / cycle route (with trespass proof fencing) to provide access to Bicester North station and onwards to the Launton Road employment area.This route would feed into the current toucan crossings on Banbury Road and Buckingham Road and connect with the southern end of the Banbury Road Express Way Improvement Bucknell Road to Queens Avenue Off road cycling link and traffic calming to Shakespeare Drive Middleton Stoney off site cycle route Footpath access to Caversfield Church.	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Short - medium term	TBC	Being sought from development at NW Bicester	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	Bicester 1 - Northwest Bicester	LTP CDC	Funding being sought from developments at NW Bicester for improvements on Middleton Stoney Road, Shakespeare Drive, Banbury Road and upgrade of path alongside railway.
15a (17a)	Shakespeare Drive cycle and traffic calming scheme.	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Short term	TBC	Being sought from development at NW Bicester	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	Bicester 1 - Northwest Bicester	CDC	Funding being sought from developments at NW Bicester.
15b (17b)	Middleton Stoney Road cycle route: Phase 1	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Short - medium term	TBC	Eastern End completed	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	Bicester 1 - Northwest Bicester	CDC	Extension scheme being designed and delivered through Active Travel Tranche 3 funding. Design underway in the 2023/24 financial year.

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15c (17c)	Cycle route: Lords Lane to Banbury RoadRoute alongside and to the north of the railway.	Physical Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Medium term	TBC	Being sought from development at NW Bicester	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	Bicester 1 - Northwest Bicester	CDC	Funding being sought from developments at NW Bicester.
15d (17d)	Cycle improvements: Bucknell Road/George Street/Queens Avenue.	Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Medium term	TBC	Being sought from development at NW Bicester	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	Bicester 1 - Northwest Bicester	CDC	This project is not currently being sought from development at NW Bicester, which is focusing on Middleton Stoney Rd, Shakespeare Drive, Banbury Rd and the route alongside the railway.
15e (17e)	Bicester pedestrian and cycle links: Banbury Road.	Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Desirable	Short term	TBC	Being sought from development at NW Bicester	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	Bicester 1 - Northwest Bicester	CDC	Funding being sought from development at NW Bicester
15f (17f)	Bicester pedestrian and cycle links: Caversfield crossing.	Improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Short term	TBC	TBC	OCC CDC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	Bicester 1 - Northwest Bicester	CDC	Crossing of B4100 secured via S106 agreement for development at NW Bicester, ref 21/01630/OUT
16 (18)	Bicester pedestrian and cycle links: joining up the horse-riding network across the wider area using public rights of way to improve routes for commuting and recreation.	Improving public rights of way.	Desirable	Short to long term	TBC	TBC	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) insupport of strategic growth in Bicester	All Bicester sites	LTP	To be aligned with Bicester Sustainable Transport Strategy. STS published in October 2015.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
16a (18a)	Improvements to Bicester Bridleway 9 and Bucknell Bridleway 4.	Improving public rights of way.	Desirable	Short term	TBC	Developer contributions	OCC CDC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Bicester	NW Bicester	CDC	Funding being sought from development at NW Bicester
16b (18b)	Field paths/public rights of way between North West Bicester and Bucknell Village.	Improving public rights of way.	Desirable	Short term	TBC	Developer contributions	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) insupport of strategic growth in Bicester	NW Bicester	CDC	Funding being sought from development at NW Bicester
17 (19)	Improving street environment and facilities for pedestrians and cyclists: Providing better footways and pedestrian crossing facilities at bus stops Provide cycle stands at bus stops where possible and at key locations.	Improvements to facilities for cycling and walking.	Desirable	Short to long term	TBC	Some funding secured	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	All Bicester sites	LTP	Some cycle parking has been delivered at bus stops and in the town centre through the Travel Demonstration Project Additional cycle parking on Sheep Street has been provided.Additional wayfinding signs are required from Wretchwick Green development through Langford Village and onwards towards town centre. Also, improvements to footways, cycleways and crossings required from Wretchwick Green development have been secured.
18 (20)	Market Square improvements Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Physical improvements to cycling and walking routes to key destinations.	Necessary	Short term	c. £2-3m	Part secured	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in BicesterLocal Transport Plan: LTP4 Policy BIC 2	Bicester 5 - Strengthening Bicester Town Centre	OCC CDC	Funding secured through district council + held s106. Engagement and conclusion of options/ feasibility stage to be undertaken this financial year.
19 (21)	Bicester Local Cycling and Walking Infrastructure Plan (LCWIP)schemes.	Improvements to facilities for cycling and walking.	Necessary	Short to long term	TBC	TBC	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in Bicester Local Transport Plan: LTP4 Policy BIC 2	Bicester LCWIP 2020 All Bicester sites	OCC	Schemes being designed and delivered as mentioned above: - London Road - Middleton Stoney Road - Bicester North - town centre
Education											
20a (22a)	Primary School 2 FE (NW Eco Town).	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Long term	c. £11.5m	Developer contributions	OCC Education providers Private sector developers	Local Plan: Meeting education needs (BSC7) NW Bicester Masterplan	Bicester 1 - North West Bicester	OCC Planning applications information NW Bicester Masterplan	Funding to be secured as part of Ecotown development phases. 4 Primary Schools will be needed to meet the needs arising from the entire site capacity. This is the second ecotown school, which is projected to be needed around 2028

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
20b (22b)	Primary School 2 FE (NW Eco Town).	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Long term	c. £11.5m	Developer contributions	OCC Education providers Private sector developers	Local Plan: Meeting education needs (BSC7) NW Bicester Masterplan	Bicester 1 - North West Bicester	OCC Planning applications information NW Bicester	Funding to be secured as part of Ecotown development phases. 4 Primary Schools will be needed to meet the needs arising from the entire site capacity. This is the third ecotown school, which is projected to be needed around 2030
20c (22c)	Primary School 2FE (NW Eco Town).	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Long term	c. £11.5m	Developer contributions	OCC Education providers Private sector developers	Local Plan: Meeting education needs (BSC7) NW Bicester Masterplan	Bicester 1 - North West Bicester	OCC Planning applications information NW Bicester Masterplan OCC	Funding to be secured as part of Ecotown development phases. 4 Primary Schools will be needed to meet the needs arising from the entire site capacity. This is the fourth ecotown school, which is projected to be needed around 2033
20d (22d)	Primary school (1 x 2FE) - North West Bicester phase 1- Exemplar site (Elmsbrook) Gagle Brook Primary School Phase 2 (1 FE).	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Short term	c. £11.5m	Developer contributions	OCC Education providers Private sector developers	Local Plan: Meeting education needs (BSC7) NW Bicester Masterplan	Bicester 1 - North West Bicester	OCC	The expansion of Gagle Brook Primary School is currently indicated to be needed c2026
21 (23)	1 FE expansion of St Edburg's CE Primary School onto a satellite site - South West Bicester Phase 2.	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Short - medium term	c. £11.5m	c.114k secured Developer contributions	OCC Education providers Private sector developers	Local Plan: Meeting education needs (BSC7)	South West Bicester Phase 1 Bicester 3 - South West Bicester Phase 2	OCC Planning applications information	Completion of building works due 2024. Latest cost £13.256m, of which, £10.906m from S106.
22 (24)	Primary School - South East Bicester Up to 3FE with inclusive Foundation Stage.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	C. 17.1m	TBC / Developer Contributions	OCC Education providers Private sector developers	Local Plan: Meeting education needs (BSC7)	Bicester 12 - South East Bicester Bicester 13 - Gavray Drive	OCC Pupil Place Plan Nov. 2016	Currently expected to be more likely as a 2fe school. Timescale changed to reflect slower progress of development

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23 (25)	Up to 3 FE Primary School - Graven Hill.	Expand the schools and colleges provision to match the needs of residents and businesses.Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Short term	C. 17.1m	Committed	OCCEducation providersPrivate sector developers	Local Plan: Meeting education needs (BSC7)	Bicester 2 - Graven Hill	OCC	Opened Sept 2023 as a 2fe school. May require expansion in the longer term.
24 (26)	New secondary school provision to accommodate growth to 2040: New Secondary School - North West Bicester - Shared use cultural facilities of secondary school under consideration.Pending feasibility.	Expand the schools and colleges provision to match the needs of residents and businesses.Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Short term	c.£35m	Developer contributions	OCCEducation providersPrivate sector developers	Local Plan: Meeting education needs (BSC7)	All Bicester sites	LPPlanning applications information OCCCDC	To be delivered following the progression of the Strategic Sites through the planning application process, LGF bids and education provider funds Site at SW Bicester Phase 1 for secondary education secured under 06/00967/OUT.Contributions secured towards secondary school provision as part of Northwest Bicester Phase 1 (Exemplar) and Albion Land planning permission at NW Bicester Phase 2. Now not expected until c2030 due to slower delivery of housing.
25 (27)	Special Education Needs:Expansion of provision based on approximately 1.5% of additional pupils attending SEN schools.	Expand SEN Education provision to match the needs of residents and businesses.	Necessary	Medium to long term	TBC	Developer contributions	OCCEducation providers Private sector developers	Local Plan: Meeting education needs (BSC7)	All Bicester sites	OCCPupil Place Plan, Nov.2016CDC internal	SEND esource bases have now opened.There is an ongoing need for more special school capacity, being delivered through a county-wide strategy.
26 (28)	Early Years Education: Seek additional space as required within new community facilities and/or schools to deliver required provision	Expand Early Years Education provision to match the needs of residents and businesses.	Necessary	Short to long term	TBC	Developer contributions	OCC CDC Education providers Private sector developers	Local Plan: Meeting education needs (BSC7)	All Bicester sites	OCC	Additional provision included in new schools, and the expansion of St Edburg's CE Primary School.

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Utilities											
27 (29)	Water supply links and network upgrades.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	All Bicester sites	Thames Water	To be funded and provided as development comes forward. Capacity to be in place before development commences. Phasing of development may be used to enable the relevant infrastructure to be put in place. All developments over 250 properties must be modelled. The developer cannot build within 3m of distribution mains. A piling condition must be sought due to the above. Developers engage with Thames Water at the earliest opportunity to draw up water and drainage strategies. Free TW pre-planning service which confirms if capacity exists to serve new development of if upgrades are required.
28 (30)	Sewerage links and treatment works upgrade.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	All Bicester sites	Thames Water / Anglian Water	Thames Water are continuing to investigate the impact of groundwater on the sewer network in the area. This will help inform their long-term planning.
Comp (30a)	Bicester STW Upgrade.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short term	£8m	To be funded by TW and private developers	Thames Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	All Bicester sites	Thames Water	Upgrades to Bicester STW completed in 2022, providing increased treatment capacity, reducing the need for untreated discharges in wet weather.
29 (31)	Water conservation measures at North West Bicester to reduce water demand and aim for water neutrality.	Ensure utilities infrastructure grows at the same rate as communities.	Desirable	Short to long term	TBC	TBC	Thames Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Bicester 1 - North West Bicester	CDC	To be delivered through the implementation of North West Bicester Masterplan Partnership working will be necessary to agree a water strategy to achieve water neutral development Rainwater harvesting incorporated in Elmsbrook (NW Bicester Phase 1).
30 (32)	Bicester Green Reuse Centre permanent relocation.	Ensure utilities infrastructure grows at the same rate as communities	Necessary	Short - Medium	TBC	TBC	TBC	Local Plan: Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1)	All Bicester sites	CDC	Bicester Green lease at Mackay trading estate ended in March 2017, relocated temporarily to Claydon's Yard but long- term solution required.
31 (33)	Extension of North West Bicester use of heat from Ardley Energy Recovery Facility to the rest of the town.	Ensure utilities infrastructure grows at the same rate as communities.	Necessary	Medium term	c.£61m	TBC	CDC Private developers OCC DECC VIRIDOR EA	Local Plan: Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1)	All Bicester sites	CDC	Feasibility work is complete however the project is not being pursued at this point in time.
32 (34)	Banks for glass and other materials.	Ensure utilities infrastructure grows at the same rate as communities.	Necessary	Short term	c. £45K	Secured	Secured	Local Plan: Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1)	All Bicester sites	CDC	To be delivered through planning obligations as appropriate.

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33 (35)	Waste Management Capacity: Building new or enhancing existing Household Waste Recycling Centre (HWRC) sites to deal with increased demand. Sites should be designed to manage waste in accordance with the hierarchy, promoting reduction and reuse before recycling then recovery and disposal.	Ensure waste and recycle facilities grow at the same rate as communities needs	Necessary	Medium term	TBC	Developer contributions	OCC	Local Plan:Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1)OCC Minerals and Waste Local Plan and emerging Core Strategy	All Bicester sites	OCC	Further project specific information to be added as project development progresses.
Flood risk											
No projects were recorded for future capital works at the time of the 2023 update											
Emergency and rescue services											
34 (36)	Extension/adaptation and alterations to existing Bicester Police Station and delivery of new FIU Facility at NW Bicester	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	Long term	TBC	Financial contributions secured through NW Bicester development	TVP	Local Plan: Public Service and Utilities (BSC9)	All Bicester sites	TVP	Contributions secured in various S106 Agreements, awaiting release of funds
35 (37)	Provision of touchdown police facilities as part of new community facilities.	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	Short to long term	TBC	TBC	Thames Valley Police Private sector developers	Local Plan: Public Service and Utilities (BSC9)	All Bicester sites	TVP	To be explored as part of provision of community facilities. Engagement by TVP through planning application process.
36 (38)	Infrastructure required to directly serve new development including fleet, staff, set up costs and kit, upgrades to existing radio and emergency centre call capacity and siting of ANPR cameras.	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	Short to long term	TBC	TBC	TVP Private sector developers	Local Plan: Public Service and Utilities (BSC9)	All Bicester sites	TVP	Contributions secured in various S106 Agreements, awaiting release of funds
Health											
37 (39)	Bicester Health Centre - Exploring need to support additional practice infrastructure as a result of new growth.	Ensure health infrastructure grows at the same rate as communities.	Necessary	Short - medium term	TBC	TBC	OCCG Bicester Health Centre, Alchester Medical Group Montgomery House	Local Plan: Public Service and Utilities (BSC9)	All Bicester sites	OCCG	Exploring the provision of Bicester Central primary care improvements. Planning permission granted for 2 storey wings and the permission implemented through construction of the hospital, this enables construction of a second storey as and when needed. To be considered as part of town wide Health care model. Scheme 41b.

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38 (40)	Extension to Bicester Community Hospital to provide a second storey.	Ensure health infrastructure grows at the same rate as communities.	Desirable	Medium term	TBC	TBC	NE Locality CCG	Local Plan: Securing Health and Wellbeing (BSC8) All Bicester sites	All Bicester sites	OCCG	Exploring the provision of Bicester Central primary care improvements. Planning permission granted for 2 storey wings and the permission implemented through construction of the hospital, this enables construction of a second storey as and when needed. To be considered as part of town wide Health care model. Scheme 41b.
39a (41a)	New GP premises to serve North West Bicester.	Ensure health infrastructure grows at the same rate as communities.	Critical	Medium term	c. £7.5m	TBC	OCCG Bicester Health Centre, Alchester Medical Group, Montgomery House Surgery	Local Plan: Securing Health and Wellbeing (BSC8)	South West Bicester Phase 1 Bicester 1 - North west Bicester Bicester 2 - South West Bicester Phase 2	North West Bicester Masterplan Dec. Masterplan Dec. OCCG	This will be delivered through the North West Bicester Masterplan (Land requirement of 0.2 ha south of the railway Line). Land at Himley Village will be safeguarded until provision is met.
39b (41b)	New surgery to serve South Bicester at Graven Hill.	Ensure health infrastructure grows at the same rate as communities.	Critical	Short term	c.£7.5m	TBC	OCCGBicester Health Centre, Alchester Medical Group, Montgomery House Developers	Local Plan: Securing Health and Wellbeing (BSC8)	All Bicester sites	OCCG CDCNorth East Oxfordshire Locality Based Primary Care Plan Jan 2018	Health and Wellbeing model potentially serving up to 50,000 patients. To be developed in two phases. Planning application for Bicester Health and Wellbeing hub at Gravel Hill (21/01454/F) expected to be decided in early 2022.Kingsmere site will be safeguarded until provision is met. Delivery of first phases anticipated 2023/2024.
Community Infrastructure											
40 (42)	Indoor Recreation to be provided as part of development throughout Bicester in accordance to Local Plan standards. Sports Facilities Strategy, October 2018 forecasts the future needs for sport and recreation up to 2031.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short to long term	Project specific (below)	Some funding committed	Bicester Town Council CDC Private sector developers Schools Local clubs	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	All Bicester Sites	Local Plan Sports Facilities Strategy 2018	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Table 10 Public access agreements to privately owned sites Dual use agreements to allow public use of school facilities Undertaking feasibility studies regarding the development of existing sites and identifying opportunities to secure new sites as development sites come forward.
40a (42a)	Expansion of existing Bicester Leisure Centre including a new indoor sports hall and new learning pool.	Ensure indoor recreation infrastructure grows at the same rate as communities.	Necessary	Medium term	c.2.2m	Secured through developer contributions for NW Bicester development	CDC OCCBicester TC Private sector developers Sports clubs and organisations Schools Sports England	Local Plan: Indoor Sport Recreation and CommunityFacilities (BSC12)	All Bicester Sites	CDC	Development of existing leisure provision based on existing footprint of building, with a focus on a new learner pool. Funding to be sought from new developments via S106 agreements.Feasibility study and indicative plan completed in 2017Commissioned consultants to look at project options for expansion following from the initial feasibility study.

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40b (42b)	3 new community facilities (one which will be a sports pavilion including nursery facilities and space for adult day care as required) - North West Bicester.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short - Medium	TBC	TBC	CDC LMO	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Bicester 1 - Northwest Bicester	North West Bicester Masterplan Dec	4 community facility/hall (1 for Phase 1 below) are required to meet the needs arising from the entire site capacity (6,000 dwellings) and/or if NW Bicester were to come forward at a faster rate than currently envisaged in the Local Plan. This would be delivered through the NW Bicester Masterplan. However, it is possible that one of the community halls at NW Bicester may not need to be provided until after 2031, depending on how quickly the site is developed. 2 permanent community halls and the sports pavilion are pending outline resolution to grant consent subject to s106 as part of 14/01384/OUT and 14/01641/OUT.
40c (42c)	Community facility/centre (including nursery facilities) – North West Bicester Phase 1.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short term	Secured	Secured	CDC LMO	Local Plan Indoor Sport Recreation and Community Facilities (BSC12)	Bicester 1 - Northwest Bicester	North West Bicester Masterplan Dec 2013 Planning application information	1 community facility/centre secured through Planning permission 10/01780/HYBRID. Temporary facility already operating. Elmsbrook Community Centre has a resolution to approve (19/01036/HYBRID). Anticipated delivery in next two years.
40d (42d)	Local centre with community facility/centre - South East Bicester. Unless alternative provision agreed. (c.700-830m2 community facility).	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Medium term	TBC	TBC	CDC Private sector developers	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Bicester 12 - South East Bicester	Local Plan CDC	Provision of a permanent community hall included under planning application 16/01268/OUT which has a resolution to grant consent subject to s106. An energy audit on the size of the building needs to be undertaken.
40e (42e)	Community facility/centre - Graven Hill.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short - medium term	Committed	Committed	CDC Private sector developers	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Bicester 2- Graven Hill	Planning applications information CDC	Meanwhile space agreed and plans are developing for permanent space on site. Community worker active on development.
41 (43)	Place of worship - North West Bicester Ecotown (0.5ha) Site to be reserved for future development.	Ensure social infrastructure grows at the same rate as communities.	Desirable	Short - medium term	TBC	TBC	CDC Private sector developers	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Bicester 1 - North West Bicester	Local Plan	Pending outline resolution to grant consent subject to S106 as part of 14/01384/OUT
42 (44)	Burial site provision anticipated in the NW Bicester eco town area subject to suitability of ground conditions.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - medium term	TBC	TBC	Town Council CDC Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Bicester 9: Burial site provision in Bicester	Local Plan Bicester Town Council	CDC and Town Council to work with land owners to secure a suitable site as well as undertake interim measures to extend the capacity of the existing cemetery.
43 (45)	The provision of public art to enhance the quality of the place, legibility and identity: Installation of public art including participatory workshop in SW Bicester.	Improve health, social and cultural wellbeing.	Desirable	Short term	TBC	TBC	CDC	Local Plan: The Character of the Built and Historic Environment (ESD15)	Bicester sites with a direct relationship with this project	Developer Contributions SPD 2018 CDC	Phase 1 public art works completed and installed. Participatory workshops on hold due to Covid-19. Additional phase 2 requirements under discussion.

2.1 IDP Update Bicester Projects											
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44 (46)	Exploring the potential development of a multi- service community hub through the extension and remodelling of adjacent county sites in Launton Road.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Desirable	Short - medium term	TBC	TBC	Garden Town and Place Programme Board	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Bicester sites with a direct relationship with this project	CDC	Community spaces audit carried out in 2020.
45 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archeological finds from development and ensure its safekeeping	Necessary	Medium-Long Term	TBC	Developer Contributions	OCC	PR: Infrastructure Delivery (PR11), Community Facilities (BSC 12)	All Bicester sites	OCC	TBC
Open space, recreation and biodiversity											
46 (47)	Amenity open space, natural and semi-natural green space and Parks and Gardens to be provided as part of development throughout Bicester in accordance to Local Plan standards. Green Spaces Strategy 2008 identified existing deficiencies to 2026: 7ha park 3.4 ha natural/semi-natural space through new provision/public access agreements to privately owned sites 4.2 ha amenity open space These were partially updated in the Open Space update 2011: Natural/semi-natural green space.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Cost/ provision to be determineed for each development site	Part secured	CDC Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Bicester Sites	Open space update 2011 Cherwell Open Space and Play Areas study 2022 Cherwell Green and Blue Infrastructure Strategy 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 and the Cherwell Green & Blue Infrastructure Strategy. New provision by public bodies or organisations; and Public access agreements to privately owned sites. Some secured through: North West Bicester Phase 1 (Exemplar site- Elmsbrook) S106 (10/01780/HYBRID) South West Bicester Phase 1 (06/00967/OUT) South West Bicester Phase 2 (13/00847) Graven Hill (11/01494/OUT) Some in the process of being secured through resolution to approve for North West Bicester sites (17/00455/HYBRID) (14/01384/OUT) (14/01641/OUT) (14/02121/OUT).

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
47 (48)	Green Infrastructure at North West Bicester Eco Town: 40% green open space as mix of public and private open space. This is to include sports pitches and plays areas and a number of community allotments. In addition, options are being developed through the Northwest Bicester Master Plan (Dec.2013) such as: a nature reserve, a community farm, formal and informal park areas.	Provision of open space and green infrastructure to meet Eco Town standards(40% of the eco- town total area should be allocated to green space, of which at least half should be public).	Necessary	Short to long term	TBC	Part secured	CDCPrivate sector developers	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester Bicester 7 - Meeting the needs for Open Space, Sport and Recreation	North West BicesterMasterplan december 2013Planning applications information	20% public open space secured through S106 (10/01780/HYBRID) for Phase 1 - Exemplar site Work commenced on site. Some secured through: North West Bicester Phase 1 (Exemplar site- Elmsbrook) S106 (10/01780/HYBRID)South West Bicester Phase 1 (06/00967/OUT) South West Bicester Phase 2 (13/00847) Graven Hill 11/01494/OUT)Some in the process of being secured through resolution to approve for North West Bicester sites (17/00455/HYBRID) (14/01384/OUT) (14/01641/OUT) (14/02121/OUT).
Comp (48a)	Elmsbrook Forest School/Pocket Park.	Provision of open space and green infrastructure to meet Eco Town standards.	Necessary	Short term	TBC	c.£24K secured	CDCPrivate sector developers	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester Bicester 7 - Meeting the needs for Open Space, Sport and Recreation	CDC	Project delivered
48 (49)	Community Woodland (43ha): Chesterton (Burnehyll Community Woodland).	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed. Enhance natural environment by maximising opportunities for improving biodiversity.	Desirable	Short to long term	c.£0.5m	Some committed	CDCChesterton Parish Council Private sector developers	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure(ESD17)	South West Bicester Phase 1 Bicester 3 - South West Bicester Phase 2 Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Local Plan CDC	Land secured through South East Bicester Phase 2 (13/00847/OUT) Application permitted in May 2017.The legal transfer took place 24 August 2020 and the site is now in CDC's ownership. Design is being finalized. Preliminary work relating to public access is being progressed.Woodland planting (1000+ trees) in the balancing pond area. Planted by the community in November/December 2021. Site management measures to ensure acceptable use of the woodland to be implemented by March 2022.
49 (50)	Stratton Audley Quarry (Elm Farm Quarry) Country Park Low intensity recreation use due to Local Wildlife Designation.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.Enhance natural environment by maximising opportunities for improving biodiversity.	Desirable	Short to long term	TBC	Partially completed	Parish Council CDC OCC BBOWT	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Local Plan CDC	Restoration of the former quarry to a Country Park continues.

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50 (51)	Allotments to be provided as part of development throughout Bicester in accordance to Local Plan standards.Green Spaces Strategy 2008 identified existing deficiencies to 2026: Allotments - 2.6ha These were partially updated in the Open Space update 2011: Allotments - 8.1ha.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short to long term	TBC	Part secured	CDCBicester Town Council Private sector developers	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Bicester Sites	Local Plan Open Space Update 2011Cherwell Green and Blue Infrastructure Strategy 2022Planning applications information	To be delivered through policy requirement for all sites comprising 275 + dwellings.Part secured through: North West Bicester Phase 1 (Exemplar site- Elmsbrook) S106. (10/01780/HYBRID)Graven Hill s.106s (11/01494/OUT)South West Bicester Phase 1 (06/00967/OUT) South West Bicester Phase 2 (13/00847) Some in the process of being secured through resolution to approve for North West Bicester sites (17/00455/HYBRID) (14/01384/OUT) (14/01641/OUT) (14/02121/OUT).
51 (52)	North West Bicester Community Farm and allotment provision.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	TBC	TBC	A2 Dominion Private sector developers CDC	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester	CDC	Community farm and 2 allotment sites north of the railway line to be secured through S106s linked to resolution to approve for (14/01384/OUT)One further allotment site to the south of the railway line to be secured through resolution to approve for (14/02121/OUT)All other applications across the Northwest Bicester site allocation to contribute according to adopted standards.
52 (53)	North West Bicester Country Park.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	TBC	TBC	A2 Dominion Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester	CDC	To be secured through S106s linked to resolution to approve for (14/01384/OUT).
53 (54)	Community Garden projectsTwo locations in Bicester - in the proximity of the Garth and Bure ParkImproving access to green spaces and opportunities for food growing or enhancing green spaces or bio-diversityIncreasing opportunities for participation and reducing social isolationImproved health and wellbeing for residents.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Desirable	Short term	Secured	Secured	Bicester Town CouncilCDCHarvest at Home	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Bicester sites	CDC	Work commenced on Garth Walled Garden growing space. Other local food growing spaces are also underway.
Comp (55)	Dangerfields/Kings End Conservation Area/Shakespeare DriveAccess improvements (including board walk) and potential for nature and habitat projects.	To improve the management of habitat/green spaces and the connection of people with nature.	Desirable	Short term	TBC	TBC	CDC	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Bicester sites	CDC	Project delivered

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No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
54 (56)	Children's play areas, sports pitches and courts to be provided as part of development throughout Bicester in accordance to Local Plan standards.Paying Pitches Strategy 2018 identifies needs to 2031 for:Footballc.8ha additional playing field (c.5ha if AGDs developed). Need improvement of existing pitches and ancillary facilities. three full size 3G football pitches (sites to be confirmed) Stadia pitch (FA compliant) with ancillary facilities for Bicester Town FC and some community pitchesCricket5 pitches RUgby UnionBicester RFC – 4 grass pitches on a single site1 additional hockey pitch.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	TBC	Part secured	CDCBicester Town Council Private sector developers Sports clubs and organisations Schools	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Bicester Sites	LPPlaying Pitch Strategy 2018Green Spaces Strategy 2008	To be delivered through: • Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 • New provision by public bodies or organisations • Public access agreements to privately owned sites • Dual use agreements for community access to school facilities Some secured through: North West Bicester Phase 1 (Exemplar site- Elmsbrook) S106. (10/01780/HYBRID) South West Bicester Phase 1 (06/00967/OUT South West Bicester Phase 2 (13/00847) Graven Hill s.106s (11/01494/OUT) Some in the process of being secured through resolution to approve for North West Bicester sites (17/00455/HYBRID) (14/01384/OUT) (14/01641/OUT) (14/02121/OUT).
54a (56a)	c.14 hectares of Sport pitches: North West Bicester Ecotown.	Ensure play and sports infrastructure grows at the same rate as communities and Eco standards for open space are met.	Necessary	Short - medium term	TBC	TBC	A2 Dominion Private sector developers	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11)Green Infrastructure (ESD17)	Bicester 1 - North West Bicester	CDC	Some secured through: North West Bicester Phase 1 (Exemplar site- Elmsbrook) S106. (10/01780/HYBRID)Some in the process of being secured through resolution to approve for North West Bicester sites (17/00455/HYBRID) (14/01384/OUT) (14/01641/OUT) (14/02121/OUT).
54b (56b)	North West Bicester: Sports pavilion	Ensure play and sports infrastructure grows at the same rate as communities and Eco standards for open space are met.	Necessary	Short - medium term	TBC	TBC	A2 Dominion Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester	CDC	To be secured through S106s linked to resolution to approve for (14/01641/OUT). Linked to 43b.
54c (56c)	Sport pitches: Graven Hill.	Ensure play and sports infrastructure grows at the same rate as communities.	Necessary	Short term	TBC	TBC	Private sector developers	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure(ESD17)	Bicester 2- Graven Hill	Planning applications information CDC	Graven Hill s.106s (11/01494/OUT) Allocation of land has been committed. Facility mix is yet to be agreed.
54d (56d)	Whitelands Sports Village Phase 3 P3b – Tennis courts	Ensure play and sports infrastructure grows at the same rate as communities and develop competition level facilities	Necessary	Medium term	c. £500k	TBC	Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	South West Bicester	CDC internal	Procurement process completed and contract for design and construction awaited. Additional funding to be secured but potential for some LTA Legacy Fund. Permission granted. Next steps to be agreed early 2019.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
54e (56e)	Wretchwick Green (SE Bicester Bicester 12)Two artificial hockey Pitches, one youth football pitch and a sports pavilion to serve sports facilities on site.	Ensure play and sports infrastructure grows at the same rate as communities.	Necessary	Short - medium term	TBC	TBC	Private sector developers	Local Plan: Open Space, Outdoor Sport RecreationProvision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11)Green Infrastructure (ESD17)	South East Bicester	CDC	Currently being negotiated through Bicester 12 S106s.
54f (56f)	Whitelands Sports Village improving rugby provision.	Ensure play and sports infrastructure grows at the same rate as communities and develop competition level facilities.	Desirable	Short term	TBC	TBC	Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	South West Bicester	CDC	Further feasibility assessment to be undertaken.
55 (57)	Proposals for development to achieve a net gain in biodiversity.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	Part secured	To be funded by securing development contributions	CDC OCC BBOWTPprivate sector developers	Local Plan:Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	All Bicester Sites	OCC	Preparations are being made for the introduction of mandatory net gain from January 2024. The Local Plan Review includes a specific BNG policy which is being consulted on.
Comp (58)	North West Bicester Nature Reserve.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats; opportunities for green infrastructure improvements along watercourse.	Desirable	Medium term	TBC	To be funded by securing development contributions	CDC BBOWT Private sector developers	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Green Infrastructure (ESD17)	Bicester 1 North West Bicester	CDC Bicester Masterplan	Project delivered
56 (59)	Ecological Mitigation and Compensation - habitat creation and management.To be secured as part of development throughout.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	Some secured	To be funded by securing development contributions	CDC OCC BBOWTPprivate sector developers	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure(ESD17)	All Bicester Sites	CDC	Secured through planning application consultations. Some already secured: Bicester Wetland nature reserve, owned by Thames Water and managed by the Banbury Ornithological Society, is enhancing the site in accordance with s106 funded offset scheme.

2.1 IDP Update Bicester Projects											
No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
57a (60a)	Restoration, maintenance and new habitat creation at Tusmore and Shelswell Park.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester	Local Plan Oxfordshire CDC	Several sites in this CTA gave survey permission to BBOWT as part of the Oxfordshire Local Wildlife Sites Project.
57b (60b)	Restoration, maintenance, new habitat creation at River Ray Conservation Target Area.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester Bicester 12 - South East Bicester	Local Plan Oxfordshire CDC	BBOWT has had the green light from National Lottery Heritage Fund to submit a full application for up to £5million for the Reconnecting Bernwood Otmoor and Ray Project. This accords with one of the focus areas in the Cherwell Green & Blue Infrastructure Strategy.
57c (60c)	River Ray Conservation Target Area	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Bicester 1 - North West Bicester Bicester 12 - South East Bicester	Local Plan Oxfordshire CDC	BBOWT - ongoing lowland meadow maintenance in its Upper Ray Reserves, south of Bicester, all of which have potential for biodiversity. BBOWT's Reconnecting Bernwood Otmoor and Ray Project, if approved for funding, will provide further opportunities for biodiversity improvements.
58 (61)	Restoration, maintenance, new habitat creation along the River Ray catchment.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP.	Desirable	Short - medium term	£47k	Some funding secured	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	All Bicester sites	CDC	The Council supports BBOWT through the LWS Project and Wild Bicester to maximise opportunities for improving biodiversity. There are also opportunities through catchment partnership work led by BBOWT and Thames21.
59 (62)	Wild Bicester project.	To improve the management of habitat/green spaces and the connection of people with nature.	Desirable	Short - medium term	TBC	Some funding secured	BBOWT OXON	Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	All Bicester sites	CDC	Currently being delivered. Bicester Green Gym on various sites and groups based at Bicester Community Garden and Langford Community Orchard also improve management and connect people with nature.

2.1 IDP Update Bicester Projects											
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60 (New)	Enhancement of Local Wildlife sites	Restoration, maintenance and new habitat creation associated with Local Wildlife Sites. The network of local wildlife sites is vital to sustaining populations of the UK's wildlife, and appropriate land management is often essential to enable this wildlife to survive and flourish.	Necessary	Short to long term	TBC	TVERC / BBOWT (in part via CDC annual grant funding)	Oxfordshire Local Wildlife Sites ProjectTVERCBBOWT		All Bicester sites	CDC / OCC	New project to meet the objectives of the Local Nature Recovery Strategy being developed by Oxfordshire County Council.

2.2 IDP Update Banbury Projects											
No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
Transport and movement											
1	Rail Electrification from Oxford – Banbury - Leamington Spa including road bridge alterations at Bridge Street, and A422 Hennef Way.	Providing increased rail capacity to support economic growth and new homes with better access to the national rail network.	Desirable	Medium term	TBC	TBC	Network Rail Chiltern Railways OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN3	All Banbury sites	Network Rail website HLOS 2012	Network Rail Decarbonisation Strategy (July 2020) has identified the route through Bicester and Banbury for electrification.
2	Re-designing the station forecourt to create an interchange that will provide for through bus services and feature a taxi rank, better cycle facilities, and more pedestrian space, with an improved public realm giving a sense of arrival.	Supporting economic growth and new homes with better access to the national rail.	Desirable	Short to long term	c. £6m	Some funding secured	Chiltern Railways Network Rail DfT	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN3	All Banbury sites	LTP	Cycle hub complete. Some elements will be delivered as part of the Tramway Road scheme. Conversations are ongoing with delivery partners.
3	Car parking routeing and guidance system.	To provide better traffic circulation in the town centre - leading to reduced congestion and improved route choices.	Necessary	Short - Medium	c. £0.5m	TBC	CDC OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 PolicyBAN3	Banbury 7 - Strengthening Banbury Town Centre Banbury 8- Land at Bolton Road Banbury 9 - Spiceball Development Area	OCC	Signage scheme for Castle Quay agreed and in place.
4	Reviewing the need for a bus station and rejuvenating and/or relocating Banbury Bus Station, including adding capacity and better linkage with the town centre. Existing bus station site or new site at George Street as one option to be explored.	Improved accessibility delivered from enhanced transport networks.	Necessary	Short - Medium	c. £8m	TBC	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN2	All Banbury sites	Early work on emerging Banbury master plan	Work on town centre bus access and movement ongoing, related to delivery of BSIP-funded Cherwell Street bus lane.
5	Banbury Station Masterplan.	To align CRCL aspirations to improve Banbury station with the Local Transport Plan.	Critical	Short-Medium term	TBC	TBC	Chiltern Railways Network Rail DfT	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BAN2	All Banbury sites	Chiltern Railways	Chiltern Railways are progressing a masterplan for Banbury station in 2023/24 alongside Network Railway and local partners. A number of "quick win" upgrade / refurbishment projects are planned in the short term which will run ahead of the preparation of the longer term strategic improvement plan.
5a	Increase number of buses serving the railway station.	Improved access to and facilities at rail station.	Necessary	Short term	TBC	Tramway scheme has some Growth Deal Funding secured.	OCC	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in BanburyLocal Transport Plan: LTP4 PolicyBAN2	All Banbury sites	LTP OCC	Linked to the Banbury Rail Station Plans as part of discussions with Chiltern Railways and Network Rail and with scheme 8 to open up a bus link via Tramway Road (Submission by OCC to productivity fund to open up the Tramway access for buses) Work is ongoing on the Tramway Road scheme.

2.2 IDP Update Banbury Projects											
No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
6	Developing interurban services through enhancements or new services:Improving the Oxford to Banbury bus service (especially on the Banbury to Deddington section) and quality of bus, along with equipping vehicles with real-time information equipment Improve the frequency ofthe Deddington to Banbury bus service.	New or improved bus services	Necessary	Short to medium term	c. £400K	Some funding secured	OCCBus Operators Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BAN2	All Banbury sites	LTP	Following Covid, S4 is now partially supported by OCC. New X4 express peak links to/from Oxford provided from September 2023. Services 200 (Daventry) and 500 (Brackley/Bicester) now financially supported by OCC.
7	Serve all Strategic Development Sites by bus service, which may lead to new bus routes or changes to existing provision.	New or improved bus services Improve the transport and movement networks into and through the town.	Critical	Short to long term	TBC	To be funded by securing contributions from strategic allocations	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate Change (ESD1) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BANBanbury Bus Strategy Objective 5	All Banbury sites	LTP OCC	Single Banbury-wide tender to be issued to start in February 2024, taking into account comments received in recent consultation.
8	Bus link between Bridge Street and Tramway Road to better serve the railway station, Canalside redevelopment and Longford Park (Bankside);	New or improved bus services Improve the transport and movement networks into and through the town.	Necessary	Short - medium term	£4.5m	TBC	OCCPrivate sector developers Bus operators Chiltern Railways Network Rail	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategicgrowth in BanburyLocal Transport Plan: LTP4 Policy BAN2Banbury Bus Strategy Objective 3	Bankside Phase 1Banbury 1- Canalside Banbury 4 - Bankside Phase 2	LTP OCC	Detail design is underway.
9	Bus priority or other changes at junctions to reduce bus journey times.	New or improved bus services Improve the transport and movement networks into and through the town.	Necessary	Short - medium term	TBC	TBC	OCCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BAN2 Banbury BusStrategy Objective 2	All Banbury sites	LTP OCC	TBC
10	Introduction of Real Time Information technology on buses and at bus stops.	New or improved bus services Improve the transport and movement networks into and through the town	Desirable	Short to long term	TBC	TBC	OCC Bus operators	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN2	All Banbury sites	LTP	To be secured through developer contributions. Negotiations ongoing with supplier.
11	Improving the routing, quality and level of bus services and facilities to employment areas and new residential areas and the introduction of real time information technology on buses and bus stops.	New or improved bus services Improve the transport and movement networks into and through the town.	Desirable	Short to long term	c. £5m	c. £2.2m	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BAN2Banbury Bus Strategy Objective 1	All Banbury sites	LTP OCC	Expected new bus service to/from Chalker Way to start in February 2024.

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12a	Improving capacity of north south routes: Cherwell Street/ A4620 Windsor Street corridor (covering junction with Oxford Road, Swan Close Road, and Bridge Street) Including bus priority measures at Cherwell St: Banbury Cherwell St bus lane.	Improving capacity of the highways network.	Critical	Short - medium term	c. £8m	Some funding committed	OCC	Local Plan: Improved Transport and Connections (SLE 4) Local Transport Plan: LTP4 Policy BAN1	Banbury 1 - Canalside Banbury 7 - Strengthening Banbury Town Centre Banbury 8 - Land at Bolton Road Banbury 9 - Spiceball Development Area	LTP OCC	Options and feasibility work on the Cherwell bus lane is being carried out this financial year
12b	Improving capacity of north south routes: Bankside Corridor (covering the junction with A4260 Oxford Road and Hightown Road).	Improving capacity of the highways network.	Necessary	Short - medium term	c. £10m	TBC	OCC	Local Plan: Improved Transport and Connections(SLE 4) Local Transport Plan:LTP4 Policy BAN1	Bankside Phase 1 Banbury 4 - Bankside Phase 2 Banbury 6 - Land West of the M40Banbury 12 - Relocationof Banbury United FC	LTP OCC	Chicanes have been removed and replaced with traffic calming cushions, and cycle lanes introduced.
13	Traffic management of A361 South Bar Street (covering the junction with A361 Bloxham Road).	Improving capacity of the highways network Improve the transport and movement networks into and through the town.	Necessary	Short - medium term	c. £2m	Some funding committed	OCC	Local Plan: Improved Transport and Connections (SLE 4) Local Transport Plan: LTP4 Policy BAN1	Banbury 1 - Canalside Banbury 7 - Strengthening Banbury Town Centre Banbury 8 - Land at Bolton Road Banbury 9 - Spiceball Development Area	LTP OCC	This scheme is not being progressed and will undergo review through the area transport strategy review (LTCP).
14a	East-west strategic movements: Hennef Way corridor to address existing congestion issues and support growth within Banbury (signalisation likely).	Improving capacity of the highways network.	Critical	Short to long term	c. £18m	Some funding committed	OCC	Local Plan: Improved Transport and Connections (SLE 4)Local Transport Plan: LTP4 Policy BAN1	Banbury 2 Hardwick Farm/Southam Road Banbury 6 - Land West of the M40	OCC	M40J11 has been fully signalised and MOVA operation system installed as part of HS2 works Options assessment undertaken for Southam Road junction improvements.
14b	East-west strategic movements: Warwick Road Corridor (covering the roundabout junctions with A422 Ruscote Avenue and Orchard Way).	Improving capacity of the highways network Improve the transport and movement networks into and through the town.	Necessary	Medium term	c. £2.5m	Some funding committed	OCC	Local Plan: Improved Transport and Connections (SLE 4) Local Transport Plan: LTP4 Policy BAN1	Banbury 3 - West of Bretch Hill Banbury 10 - Bretch Hill Regeneration Area	OCC	Work was postponed due other priorities but the brief is currently being reconsidered to commission the work.
15	Internal Spine Road Serving Development- East of Bloxham Road	Accommodating a new direction of growth with a comprehensive highways and access solution.	Necessary	Short term	c.£2.5m	Developer Contributions	Private sector developers	Local Plan: Improved Transport and Connections (SLE 4)Local Transport Plan: LTP4 Policy BAN1	Banbury 17 - South of Salt Way - East	CDC OCC	Secured through planning applications. S38 approvals in progress.

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16	Review Town Centre traffic circulation, including bus routeing. Town centre, Spiceball, Bolton Road and Calthorpe Street.	Improving capacity of the highways network.	Necessary	Short term	c. £3.25m	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) Local Transport Plan: LTP4 Policy BAN1	Banbury 1 - Canalside Banbury 7 - Strengthening Banbury Town Centre Banbury 8 - Land at Bolton Road Banbury 9 - Spiceball Development Area	OCC	TBC
17	Electric vehicle initiatives. Including charging points for electric vehiclesA number of charging points locations completed across the town. Wider provision under consideration.	To reduce pollution from road traffic.	Desirable	Short to long term	TBC	TBC	CDC OCC	Local Plan: Improved Transport and Connections (SLE 4)Local Transport Plan: LTP4 Policy 22	All Banbury sites	CDC	Consider with individual applications in particular at town centre development and the station.
18a	Provide footways and cycleways from all Strategic Sites joining up with the existing network.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Necessary	Short to long term	TBC	Some committed	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	All Banbury sites	OCC	Cycle facility secured on Banbury 15 planning permission, between Banbury Gateway and Hennef Way.
18b	Provide footways cycleways connecting to other strategic development sites in North West Banbury - Drayton Lodge.	Improving cycling and walking routes.	Necessary	Short term	TBC	Developer Contributions	CDC OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BAN4	Banbury 18 - Drayton Lodge Farm	CDC	TBC
19	Improving walking routes between the railway station, bus station and town centre via Bridge Street and/or through Canalside redevelopment with wide footpaths, dropped kerbs and signage;	Improved access to and facilities at rail station.	Necessary	Short - medium term	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	Banbury 1 - Canalside Banbury 7 - Strengthening Banbury Town Centre Banbury 8 - Land at Bolton Road Banbury 9 - Spiceball Development Area	LTP OCC	Being considered as part of Banbury Rail Station Masterplan and also Canalside development discussions. OCC is seeking for a route to be safeguarded through development of the former caravan site.
20	Waterside pedestrian and cycle path from Riverside car park to Spiceball Park Road.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Desirable	Short term	c. £0.75m	TBC	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BAN4	Banbury 9 - Spiceball Development Area	OCC	Delivered as part of Castle Quay 2

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21	Cycle and pedestrian way route improvements at Daventry Road/A422 Hennef Way.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Desirable	Short term	Part of 14a above	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	Banbury 2 Hardwick Farm/Southam Road Banbury 6 - Land West of the M40 Banbury 15 - Employment Land North East of Junction 11	OCC	Currently being delivered by development.
Comp (22)	Cycle route improvements at Waterloo Drive, between Fraser Close and Middleton Road.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Desirable	Short term	c. £0.1m	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	Banbury 1 - Canalside	OCC	Scheme complete
22 (23)	New Perimeter Bridleway Providing Pedestrian / Cycle / Horse Riding route from White Post Road to Bloxham Road and circular connection with Salt Way - South of Salt Way –East.	Improving cycling and walking routes. Mitigation of impact from development of land to the south of Salt Way.	Desirable	Short - medium term	TBC	Committed	CDC OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	Banbury 17 - South of Salt Way - East	CDC	Permissive bridleway as part of open space being picked up through reserved matters planning applications on sites south of Salt Way.
23 (24)	Delivering schemes such as the Hanwell Fields 4 cycle routes along the Former Minerals Railway providing improvements to the Mineral Railway route between the existing Highlands.	Improving cycling and walking routes.	Desirable	Short - medium term	TBC	Part secured	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	All Banbury sites	LTP OCC	This route is now in the approved Banbury LCWIP.
23a (24a)	Banbury Health routes.	Improving cycling and walking routes.	Desirable	Short term	Secured	Secured	CDC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN5	All Banbury sites	CDC	Commenced. Was intended to be complete by March 2022.
24 (25)	Improving connections to the rights of way network.	Improving cycling and walking routes.	Desirable	Short to long term	TBC	Some funding secured	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	All Banbury sites	LTP	Hardwick Farm/Southam Road (13/00158/OUT & 13/00159/OUT)
25 (26)	Improve bridleway 120/45 from the Salt Way to Oxford Road with surface and safety improvements.	Improving bridleway routes.	Desirable	Short term	c. £0.6m	Funding secured	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury	All Banbury sites	OCC	TBC

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26 (27)	Providing cycle stands at bus stops where possible and at key locations	Improving street environment and facilities for pedestrians and cyclists Provide sustainable movement routes for pedestrian and cyclists	Desirable	Short to medium term	TBC	TBC	OCC CDCPrivate sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in BanburyLocal Transport Plan: LTP4 Policy BAN4	All Banbury sites	LTP	To be funded through planning obligations from new development in addition to other capital funding.Cycle stands are to be provided at the new bus stop on Warwick Road serving the Drayton Lodge Farm development
27 (28)	Improving the pedestrian environment in Banbury, particularly in the town centre and to/within residential and employment areas; providing cycle stands at bus stops where possible.	Improvements to public realm.	Desirable	Short - medium term	TBC	TBC	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Banbury Local Transport Plan: LTP4 Policy BAN4	Banbury 1- Canalside Banbury 7 - Strengthening Banbury Town Centre Banbury 8- Land at Bolton Road Banbury 9 - Spiceball Development Area Banbury 10 - Bretch Hill Regeneration Areas	LTP	Town centre walking zone identified in the approved Banbury LCWIP. Work to start on an Action Plan for the zone.
Education											
28 (29)	2FE primary school South of Salt Way.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short term	c. £11.5m	Developer Contributions	OCC	Local Plan: Meeting education needs (BSC7)	Banbury 17 - South of Salt Way East Banbury 16- South of Saltway West	LP OCC	CDC will work with OCC, developers and schools to facilitate the timely provision of new schools. Banbury 16 has planning permission and Banbury 17 is under consideration. Timing will depend on housing delivery. Timescale has been revised to 2027/28
29 (30)	2FE primary school Bankside Phase 1 & 2 (Longford Park Primary School Phase 2 - Expansion to 2 FE.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	c. £8.58m (1.5 FE already delivered)	Secured	OCC	Local Plan: Meeting education needs (BSC7)	Bankside Phase 1 Banbury 4: BanksidePhase 2	LP OCC	Expansion to 2FE not yet scheduled. To include additional early years provision. Timing has been revised to 2027/28
Comp (31)	Expansion of William Morris Primary School by 35 places (to serve Warwick Rd & Bretch Hill and Drayton Lodge Farm).	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short term	TBC	Secured	OCC	Local Plan: Meeting education needs (BSC7)	Banbury 3 - West of Bretch Hill Banbury 18 - Drayton Lodge	OCC	Scheme complete
30 (32)	New secondary school provision - a total of 251 places required. Includes potential new secondary school – location to be determined.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium to long term	c.£30m	Developer Contributions	OCC	Local Plan: Meeting education needs (BSC7)	All Banbury sites	LP OCC	This is not expected to be delivered before 2028. Warriner School in Bloxham is providing an extra 56 places per year group from 2019 Expansion of Blessed George Napier School is being planned to provide an addition 60 places per year group. Timing is dependent on housing delivery.

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31 (33)	Special Needs Education: Expansion of provision based on approximately 1.5% of additional pupils attending SEN schools.	Expand the schools and colleges provision to match the needs of residents and businesses.	Necessary	Short to long term	TBC	Some funding committed Developer contributions	OCC	Local Plan: Meeting education needs (BSC7)	All Banbury sites	OCC	SEND reource base due to open at Cherry Fields Primary School January 2024. Ongoing need for more special school capacity, being delivered through a county-wide strategy.
31a (33a)	New 100-place special school at Bloxham, also serving the Banbury area.	Expand the schools and colleges provision to match the needs of residents and businesses.Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Necessary	Short term	TBC	Some funding committed	OCC, Education providers Private sector developers	Local Plan: Meeting education needs (BSC7)	All Banbury sites	OCC	Bloxham Grove special school will be opening in January 2024.
32 (34)	Early Years education: Seek additional space as required within new community facilities and/or schools to deliver required provision.	Expand Early Years provision to match the needs of residents and businesses.	Necessary	Short to long term	TBC	Developer contributions	OCC	Local Plan: Meeting education needs (BSC7)	All Banbury sites	OCC	Early years provision to be included within new primary schools. Further project specific information to be added as project development evolves.
Utilities											
33 (35)	Water supply links and network upgrades.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short to long term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	All Banbury sites	Discussio ns with Utility providers LP	Some scoped in the Thames Water 2015-2020 business plan and some as part of the 2020- 2025. To be funded and provided as development comes forward. Capacity to be in place before development commences. In some instances, phasing of development may be used to enable the relevant infrastructure to be put in place. All developments over 250 properties must be modelled. The developer cannot build within 3m of distribution mains. A piling condition must be sought due to the above. TW recommends that developers engage with them at the earliest opportunity to draw up water and drainage strategies. TW offer a free pre-planning service which confirms if capacity exists to serve new development of if upgrades are required.
34 (36)	Sewerage links and treatment works upgrade.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short to long term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	Local Plan:Public Service and Utilities (BSC9)	All Banbury sites	Thames Water / Anglian Water	To be funded and provided as development comes forward. Capacity to be in place before development commences. In some instances, phasing of development.

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35 (New)	Banbury Sewage Treatment works upgrade programme to increase capacity from 266 to 490 liters per second, reducing the need for untreated discharges in wet weather and providing a higher quality of treated effluent going to watercourses.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Medium term	TBC	To be funded by TW and private developers	Thames Water	Local Plan: Public Service and Utilities (BSC9)	All Banbury sites	Thames Water	Work is planned to be completed during the 2025-2030 regulatory period.
36 (37)	Upgrading of Hanwell Fields water booster station.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - medium term	TBC	To be funded by site developers and utility providers	Thames Water Private sector developers	Local Plan:Public Service and Utilities (BSC9)	Banbury 5 - North of Hanwell Fields	Local Plan Planning applications information	To be funded and provided as development comes forward. Capacity to be in place before development commences. In some instances, phasing of development.
37 (38)	Upgrading of Hardwick Hill booster pumps.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - medium term	TBC	To be funded by site developers and utility providers	Thames Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Banbury 5 - North of Hanwell Fields	Local Plan Planning applications information	To be funded and provided as development comes forward. Capacity to be in place before development commences. In some instances, phasing of development may be used.
38 (39)	Relocating or realigning of twin foul rising main at Canalside.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - Medium	TBC	To be funded by site developers and utility providers	Thames Water EA CDC	Local Plan: Public Service and Utilities (BSC9)	Banbury 1 - Canalside	Local Plan Draft Canalside SPD 2009	To be implemented as part of the delivery of Canalside.
39 (40)	Extension and enlargement of Bankside Phase 1 connections and pumping station if required.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - Medium	TBC	TBC	Utility provider Private sector developer	Local Plan:Public Service and Utilities (BSC9)	Banbury 4 - Bankside Phase 2	Local Plan	The two rising main connections required to enable Bankside Phase 1 have been delivered. A strategic scheme for Phase 1 will be required. A strategic scheme for all growth in Banbury is currently underway.
40 (41)	Relocation and/or realignment of existing electricity and gas service infrastructure.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short to long term	TBC	TBC	SSE	Local Plan: Public Service and Utilities (BSC9)	Banbury 1 - Canalside	Discussions with Utility providers and LP representations	To be secured and delivered through the development process.
41 (42)	2 new electrical substations.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - medium term	TBC	To be funded by site developers Utility providers	SSE	Local Plan: Public Service and Utilities (BSC9)	Banbury 5 - North of Hanwell Fields	Local Plan Planning applications information	In process of signing S106 as per of resolution to approve Banbury 5-North of Hanwell Fields (12/01789/OUT).
42 (43)	Reinforcement of existing electricity network: Banbury to Bloxham.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short term	c.£28 m	TBC	TBC	Local Plan:Public Service and Utilities (BSC9)	All Banbury sites	CDC	Addressing generation and demand constraints in Banbury. The grid in Bloxham does not have enough demand load and with Epwell having too much generation is feeding electricity back the wrong way. Banbury also needs increased demand but has spare capacity for generation. Upgrade expected to take two years to complete and will involve linkages going through the road system through the centre of Banbury. Commenced. It will take effect from 2023.

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43 (44)	CHP at Canalside.	Ensure utilities infrastructure grows at the same rate as communities.	Necessary	Short - Medium	TBC	TBC	CDC	Local Plan: Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1)	Banbury 1 - Canalside	Draft Canalside SPD 2009	To be implemented as part of Canalside delivery.
44 (45)	Banks for glass and other recyclable materials.	Ensure utilities infrastructure grows at the same rate as communities.	Desirable	Short to long term	TBC	To be funded by securing development contributions	CDC	Local Plan:Public Service and Utilities (BSC9) Mitigating and adapting to ClimateChange (ESD1)	All Banbury sites	CDC	To be delivered through planning obligations as appropriate.
45 (46)	Waste Management Capacity: Building new or enhancing existing Household Waste Recycling Centre (HWRC) sites to deal with increased demand Sites should be designed to manage waste in accordance with the hierarchy, promoting reduction and reuse.	Ensure waste and recycling facilities grow at the same rate as communities needs.	Necessary	Medium term	TBC	Developer contributions	OCC	Local Plan: Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1) OCC Minerals and Waste Local Plan and emerging Core Strategy	All Banbury sites	OCC	Further project specific information to be added as project development progresses.
Flood risk											
46 (47)	Further flood management measures for Canalside	Reduce probability of flooding.	Critical	Short - Medium	TBC	To be funded by Canalside development	EA CDC OCC	Local Plan: Sustainable Flood Risk Management (ESD 6) Sustainable Drainage Systems (ESD7) Water Resources (ESD8)	Banbury 1 - Canalside	Canalside SFRA	To be delivered through on- site design and Sustainable Urban Drainage for Canalside in consultation with EA and Lead Local Flood.
Emergency and rescue services											
47 (48)	Extension, adaptations and alterations to Banbury Police Station.	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	TBC	TBC	TBC	TVP	Local Plan: Public Service and Utilities (BSC9)	All Banbury sites	TVP	Contributions secured in various S106 Agreements, awaiting release of funds
48 (49)	Provision of touchdown police facilities as part of new Community facilities.	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	Short to long term	TBC	TBC	Thames Valley Police Private sector developers	Local Plan: Public Service and Utilities (BSC9)	All Banbury sites	TVP	To be explored as part of provision of community facilities.
49 (50)	Infrastructure required to directly serve new development including fleet, staff, set up costs and kit, upgrades to existing radio and emergency centre call capacity and siting of ANPR cameras.	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	Short to long term	TBC	TBC	TVP	Local Plan:Public Service and Utilities (BSC9)	All Banbury sites	TVP	Contributions secured in various S106 Agreements, awaiting release of funds

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Health											
50 (51)	Exploring delivery of healthcare through primary care network provision and additional primary care facilities to meet growing population need.	Ensure health infrastructure grows at the same rate as communities.	Necessary / critical	Short - medium term	TBC	TBC	Existing Health care estate premises owners, inc. practices NHS	Local Plan: Securing Health and Wellbeing (BSC8) Area Renewal (BSC5)	All Banbury sites	OCCG	OCCG commissioning an options appraisal for Banbury primary medical care estates – all future projects subject to the outcome of this report.
51 (52)	Additional GP provision in North Banbury.	Ensure health infrastructure grows at the same rate as communities.	Necessary	Short - medium term	c.£5m	TBC	Oxfordshire CCG	Local Plan: Securing Health and Wellbeing (BSC8) Area Renewal (BSC5)	All Banbury sites	OCCG	Currently progressing developer contributions negotiations with developers.
52 (53)	Additional GP provision in South Banbury.	Ensure health infrastructure grows at the same rate as communities.	Critical	Short term	c.£5m	TBC	OCCG	Local Plan: Securing Health and Wellbeing (BSC8) Area Renewal (BSC5)	All Banbury sites	OCCG	Currently progressing developer contributions negotiations with developers.
Community Infrastructure											
53 (54)	Indoor Recreation to be provided as part of development throughout Banbury in accordance to Local Plan standards. Sports Facilities Strategy, November 2022 2018 forecasts the future needs for sport and recreation up to 2040.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short to long term	TBC	Some committed	Banbury Town Council CDC	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	All Banbury sites	Built Facilities Strategy, 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Table 10 Public access agreements to privately owned sites Dual use agreements to allow public use of school facilities Undertaking feasibility studies regarding the development of existing sites and identifying opportunities to secure new sites as development sites come forward.
54a (55a)	Exploring increasing capacity/expanding facilities at Spiceball Leisure Centre to provide 3G mini football	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - Medium	TBC	TBC	CDC	Local Plan: Indoor Sport Recreation andCommunity Facilities (BSC12)	All Banbury sites	CDC	Option not to be pursued at present time.
54b (55b)	Expansion and improvements to Hanwell Fields (Rotary Way) Community Hall.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short term	c.100K	Secured	CDC	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Banbury 5 - North of Hanwell Fields West of Warwick Road	Planning applications information	Improvements to Hanwell Fields instead of new small facility agreed. Link to 57a
55a (56a)	New Community Facility - South of Saltway.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - medium term	TBC	TBC	CDC Private developers	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Banbury 17 - South of Salt Way - East	CDC	To be delivered by developer directly.
55b (56b)	New Community Facility - Drayton Lodge.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - medium term	TBC	TBC	CDC Private developers	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Banbury 18 - Drayton Lodge Farm	CDC	To be delivered by developer directly.

2.2 IDP Update Banbury Projects											
No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
56 (57)	Exploring provision of community hub facilities that enable multi agency facilities to be co-located including provision of library accomodation	Ensure social infrastructure grows at the same rate as communities.	Desirable	Short - medium term	TBC	TBC	OCC CDC	Local Plan:Public Service and Utilities (BSC9) Indoor Sport Recreation andCommunity Facilities (BSC12)	All Banbury sites	OCC	TBC
57 (58)	Extension to Burial Site.	Ensure social infrastructure grows at the same rate as communities	Necessary	Short - medium term	TBC	TBC	Town Council CDC	Local Plan: Public Service and Utilities (BSC9)	All Banbury sites	Banbury Town Council	CDC working with Banbury Town Council to facilitate sufficient burial space over the lifetime.
58 (59)	Provision of public art to enhance the quality of the place, legibility and identity.	Improve health, social and cultural wellbeing.	Desirable	Short term	TBC	TBC	CDC	Local Plan: The Character of the Built and Historic Environment (ESD15)	Banbury sites with a direct relationship to this project	Developer Contributions SPD 2018	Artist appointed to create 'The Figure of Industry' sculpture. Installation planned summer 2021.
59 (60)	Indoor tennis provision: 3 courts by 2031.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - Medium	TBC	TBC	LTA CDC	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	All Banbury sites	CDC	Scheme being developed. Awaiting LTA position on available funding.
60 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archaeological finds from development and ensure its safekeeping	Necessary	Medium-Long Term	TBC	Developer Contributions	OCC	PR: Infrastructure Delivery (PR11), Community Facilities (BSC 12)	All Banbury sites	OCC	TBC
Open space, recreation and biodiversity											
61	Amenity open space, natural and seminatural green space and Parks and Gardens to be provided as part of development throughout Banbury in accordance to Local Plan standards. Green Spaces Strategy 2008 identified existing deficiencies to 2026: 3.3 ha park on the north west outskirts of the town3.7 ha natural/seminatural space through new provision/public access agreements to privately owned sites3.5 ha amenity open space These were partially updated in the Open Space update 2011:8.81 ha natural/ seminatural green space.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Cost/provision to be determined for each development site	Part secured	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Banbury sites	Cherwell Green and Blue Infrastructure Strategy 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 and the Cherwell Green & Blue Infrastructure Strategy.

2.2 IDP Update Banbury Projects											
No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
61a	Bankside Community Park (c.38.51 ha).	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Desirable	Short term	Funding secured	Funding secured	CDCBodicote Parish Council Banbury Town Council Private sector developers	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision- Outdoor Recreation (BSC11) Green InfrastructureESD17)	Bankside Phase 1 Banbury 4 - Bankside Phase 2	LP	Secured as part of Bankside Phase 1 S106 (05/01337/OUT) work on site commenced in Dec. 2013.
61b	Open space provision at West of Bretch Hill. Minimum 3ha including parks and gardens, natural and semi-natural green space, amenity areas, civic spaces, allotments and community gardens, and outdoor provision for children and young people.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	TBC	TBC	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) The Oxford Canal (ESD16) Green Infrastructure (ESD17)	Banbury 3 - West of Bretch Hill	LP	To be delivery through policy requirement in accordance with LP Tables 7, 8 and 9.
62	Canal Towpath improvements (3000 linear metre)- Access to the Countryside (urban centre to Cherwell Country Park).	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	c.£200K	TBC	CDC	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) The Oxford Canal (ESD16) GreenInfrastructure (ESD17)	All Banbury sites	CDC	On-going funding through planning obligations from new development.
63	Open space that follows the canal and river corridor and supports greater connectivity of the area. Linking with existing open space to contribute to the objective of creating a linear park and thoroughfare from the north of the town to Bankside in the south.	Ensure open space and amenity infrastructure grows at the same rate as communities.	Necessary	Short - Medium	TBC	To be delivered as part of development proposal	CDC	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) TheOxford Canal (ESD16)	Bankside Phase 1Banbury 1- Canalside Banbury 9 - Spiceball Development Area	Local Plan Draft Canalside SPD 2009	To be delivered through the implementation of Canalside and Spiceball Development Area.
64	Allotments to be provided as part of development throughout Banbury in accordance to Local Plan standards.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short to long term	TBC	Part secured	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Banbury sites	Local Plan Green Spaces Strategy 2008	To be delivered through policy requirement for all sites comprising 275 + dwellings.
65a	Hanwell Fields orchard	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short to long term	TBC	Committed	CDC Private developers	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11)Green Infrastructure (ESD17)	All Banbury sites	Local Plan Green Spaces Strategy 2008	Committed through planning permission for North of Hanwell Fields (12/01789/OUT).

2.2 IDP Update Banbury Projects											
No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
65b	Community Garden projects.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Desirable	Short term	Secured	Secured	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Banbury sites	CDC	The Hill to be delivered by end of 2021 Grimsbury area to be delivered by the end of March 2022.
66	Banbury Country Park(30ha) previously known as Cherwell Country Park–District Park northeast of Banbury to include walks, meadows, trees/woodland, carparking. Includes Wildmere Community Woodland Phase 1.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Desirable	Short term	£240K	Committed	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Banbury 14 - Cherwell Country ParkAll Banbury Sites	CDC	Phase 1: land purchase, bridges, fencing, signage/interpretation, footpath, park furniture and fishing platforms Character Area 5 known as the Roman Meadow is now owned by CDC (since October 2020)
67	Banbury Country Park (30ha) Phase 2.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Desirable	Short - Medium	c.£217K	TBC		Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Banbury 14 - Cherwell Country Park All Banbury Sites	CDC	Phase 2: Woodland Planting, biodiversity improvements, car park west and cycle way link.
68	Banbury Country Park (30ha) - Phase 3: children's play area, public art, improved access from the canal and Grimsbury Wood, habitat improvement works, community planting initiatives and car park east.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Desirable	Short - Medium	c.£190.2K	TBC	CDC	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11)Green Infrastructure (ESD17)	Banbury 14 - Cherwell Country ParkAll Banbury Sites	CDC	Phase 3: children's play area, public art, improved access from the canal and Grimsbury Wood, habitat improvement works, community planting initiatives and car park east.

2.2 IDP Update Banbury Projects											
No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
69	Children's play areas, sports pitches and courts to be provided as part of development throughout Banbury in accordance to Local Plan standards. Paying Pitches Strategy 2018 identifies needs to 2031 for: Football: 8 ha additional playing field area, with pitches provided across all sizes (5ha if AGP are provided). Improved pitches and ancillary facilities.3 full size 3G football turf pitches (assumes use of hockey surface pitch(es) at North Oxfordshire Academy, Banbury Academy and Blessed George Napier Academy) Sites with stadia pitch with ancillary facilities plus community pitches for Banbury United FC and Easington Sports FC Cricket: 6 pitches.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	Project specific (below)	Project specific (below)	CDC	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision- Outdoor Recreation (BSC11)Green Infrastructure (ESD17)	All Banbury sites	CDC	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9.
69a	Provision of a large all- weather pitch (70m x 106m) and new changing facilities at North Oxfordshire Academy (NOA) for education and community use.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	TBC	Committed	CDC NOA	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision- Outdoor Recreation	All Banbury sites	CDC	Project specification being finalised ahead of planning application.
69b	Provision of sport pitches and pavilion - Saltway.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	TBC	Committed	CDC, Banbury Academy	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation	Banbury 17 - South of Salt Way - East	CDC	TBC
69c	Community Sport pitches - Banbury 4.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	TBC	Committed	CDC, Banbury Academy	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision- Outdoor Recreation	Banbury 4 - Bankside Phase 2	CDC	TBC

2.2 IDP Update Banbury Projects											
No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
69d	North Oxfordshire Academy 3G pitch provision.	Ensure social infrastructure grows at the same rate as communities.	Desirable	Short term	TBC	Committed	NOA CDC	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Banbury sites with a direct relationship to this project	CDC	S106 part funded scheme for delivery in 2021.
70	Relocation of Banbury United Football Club.	Secure long term facilities for the club. Facilitate the redevelopment of Canalside with improved access to the railway station	Critical	Short - Medium	c. £2.5m - 3m	TBC	Tilstone / New College / Banbury Utd	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11)	Land for the Relocation of Banbury United Football Club - Banbury12Canalside - Banbury 1	LP CDC	TBC
71a	Children Play areas – North of Hanwell Fields 1 LEAP and 3 LAPs.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	TBC	Committed	CDC	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision- Outdoor Recreation	Banbury 5 – North of Hanwell Fields	CDC	Committed through planning permissions 12/01789/OUT and
71b	Children Play areas – West of Warwick Road combined LAP and LEP provision as part of the site's central green.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	TBC	Committed	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation	Banbury 10	CDC	Committed through planning permission 13/00656/OUT.
71c	Children Play areas – Bankside Phase 1 (Longford Park) Provision of 3 children equipped areas.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	TBC	Committed	CDC	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision- Outdoor Recreation	Banbury 1 - Canalside	CDC	Committed through planning permission 05/01337/OUT.
72	Explore the potential of a "Movement Network" - link open spaces together in Banbury. There is potential to explore a movement network addressing accessibility and habitat fragmentation through the emerging Banbury Masterplan and the next Local Plan.	Address the fragmentation of natural environment by improving/providing green infrastructure corridors and increase accessibility of open spaces.	Desirable	Short to long term	TBC	TBC	CDC	Local Plan: Open Space, Outdoor SportRecreation Provision (BSC10)Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	All Banbury sites	CDC	Banbury Fringe Circular Walk has existed for many years – towpath on the east side, Saltway on the south side, rights of way on the west side, mineral railway on the north side – various parks and green spaces along its route. Some open spaces have been connected in the town along walking health routes. Also through digitisation of these routes and the Banbury Fringe Walk now appear on the Go Jauntly app - https://www.cherwell.gov.uk/info/3/leisure-and-culture/246/circular-walks-in-cherwell

2.2 IDP Update Banbury Projects											
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73	Proposals for development to achieve a net gain in biodiversity.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	Part secured	To be funded by securing development contributions	CDC OCC BBOWT	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11)Green Infrastructure (ESD17)	All Banbury sites	CDC	Preparations are being made for the introduction of mandatory net gain from January 2024. The Local Plan Review includes a specific BNG policy which is being consulted on.
74	Ecological Mitigation and Compensation - habitat creation and management. To be secured as part of development throughout Banbury.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC OCC BBOWT	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	All Banbury sites	CDC	Secured through planning application consultation.
74a	Restoration, maintenance, new habitat creation at Northern Valleys Conservation Target Area.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC Wild Oxfordshire BBOWT	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11)Green Infrastructure (ESD17)	All Banbury sites	Local Plan OCC CDC	No project identified at this stage but potential area for biodiversity offsets from local development if net gain is not achieved on- site. The Council supports BBOWT through the LWS Project to maximise opportunities for improving biodiversity. There are additional opportunities through catchment partnership work led by BBOWT and Thames21.
74b	Restoration, maintenance, new habitat creation at North Cherwell Conservation Target Area.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC Wild Oxfordshire BBOWT	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11)Green Infrastructure (ESD17)	All Banbury sites	CDC	The areas of Banbury Country Park that are in CDC ownership are in this CTA so there are many opportunities for habitat improvement works and projects. Banbury Country Park is a potential habitat bank in terms of biodiversity net gain offsets. The Council supports BBOWT through the LWS Project and Wild Banbury to maximise opportunities for improving biodiversity. There are also opportunities through catchment partnership work led by BBOWT and Thames21.
75	Wild Banbury Projects: New pond creation and Spiceball Park.	Enhancing urban habitats for wildlife and bringing people into contact with nature.	Desirable	Short term	£1,590 on tree work including chipping brash£1,593 on planting in and around ponds£7,327 on new interpretation boards	TBC	Banbury TC BBOWT	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	All Banbury sites	CDC	Banbury TC sites are securing biodiversity improvements and connecting people with nature through the Wild Bicester volunteer group particularly in Spiceball Park and Hanwell Fields wetland. Banbury CAG do this in the Bridge Street Community Garden and Browning Road Orchard. Also there is the potential of orchard tree planting on some Banbury TC sites through Banbury CAG/Banbury Trees.

2.2 IDP Update Banbury Projects											
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76	Salt Way Action Group (SW AG) management plan.	Enhance natural environment by maximising opportunities for improving biodiversity.	Desirable	Short - medium term	TBC	TBC	Salt Way Action Group Banbury TC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Bankside Phase 1 (Longford Park) Banbury 4 - Bankside Phase 2	CDC	Management work is ongoing.
77 (New)	Enhancement of Local Wildlife sites	Restoration, maintenance and new habitat creation associated with Local Wildlife Sites. The network of local wildlife sites is vital to sustaining populations of the UK's wildlife, and appropriate land management is often essential to enable this wildlife to survive and flourish.	Necessary	Short to long term	TBC	TVERC / BBOWT (in part via CDC annual grant funding)	Oxfordshire Local Wildlife Sites Project TVERC BBOWT		All Banbury sites	CDC / OCC	New project to meet the objectives of the Local Nature Recovery Strategy being developed by Oxfordshire County Council.

2.3 IDP Update Kidlington and Rural Areas Projects											
No.	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
Transport and movement											
1	London Oxford Airport and Langford Lane Industrial Estate / Oxford Technology Park	Supporting economic growth of employment clusters such as the one formed by the Oxford London Airport and Langford Lane Industrial estate.	Critical	TBC	TBC	TBC	DfT Airport Operator OCC CDC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4)	Kidlington 1: Accommodating High Value Employment Needs (1A. Langford Lane / London Oxford Airport)	Local Plan	To be progressed through the emerging Local Plan, liaison with Airport operator and existing businesses at the airport and on the Langford Lane Industrial Estate / Oxford Technology Park.
2	High Speed 2 Proposed route to run through Cherwell's Fringford Ward.	High Speed rail connecting UK's major cities.	N/A	Medium - long term	TBC	TBC	HS2 Ltd (DfT)	Local Plan: High Speed Rail 2 - London to Birmingham (SLE 5)	Local Plan: High Speed Rail 2 0 London to Birmingham (SLE 5)	Local Plan National Infrastructure Plan, Dec.	Phase 1 was issued with "Notice to Proceed" by the DfT on 15 April 2020 and construction works are underway.
3	Improving the level of public transport to and from London Oxford Airport and Langford Lane Industrial Estate / Oxford Technology Park.	Ensuring delivery of high-quality public transport.	Necessary	Short term	c. £400K	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4)	Local Plan: Improved Transport and Connections (SLE 4) Kidlington 1: Accommodating High Value Employment Needs (1A. Langford Lane / London Oxford Airport)	LTP	Oxford Airport is now served by four buses per hour between Woodstock, Kidlington and Oxford. Langford Lane Industrial Estate now served by two buses per hour, seven days per week. S106 funding enhanced evening bus services.
4	Implementation of a bus lane on Bicester Road (C43) using additional land rather than just existing highway.	Ensuring delivery of high-quality public transport.	Necessary	TBC	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4)	Local Plan: Improved Transport and Connections (SLE 4) Kidlington Non-strategic sites to be identified in the next Local Plan	LTP	Construction to commence imminently
5a	Accessing Oxford Northern Approaches – Northern Gateway Site Link Road	Identified in LTP4 as part of the Oxford Transport Strategy. Delivery expected to be monitored as part of that area strategy and LTP4.		TBC	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4)	Kidlington Non-strategic sites to be identified in the next Local Plan	LTP	Works at Pear Tree substantially complete and commissioning of all new traffic signals booked for w/c 25 September 2023. Works on Loop Farm to Cassington Road, Yarnton section to be substantially completed by end September with signals at bus gate and toucan crossing switched on w/e 29 September.
5b	Potential road link between A40 and A44 (Part of the above) (A40- A44 Strategic Link Road)	Identified in LTP4 as part of the Oxford Transport Strategy. Delivery expected to be monitored as part of that area strategy and LTP4.		TBC	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4)	Kidlington Non-strategic sites to be identified in the next Local Plan	LTP	Options assessment undertaken but project currently on hold

2.3 IDP Update Kidlington and Rural Areas Projects											
No.	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
Comp (6)	A34 on-slip improvements to the Pear Tree and Botley junction interchanges to the immediate south of the district.	Support delivery of strategic development with sufficient upgrades to road and active travel infrastructure.	Desirable	Short - medium term	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4)	All Kidlington Sites	OCC	A scheme of various highway improvements on the Botley Road corridor was completed in 2023. No further phases of work planned.
6a (7a)	Road network improvements: Remedial road safety measures such as installing Vehicle Active Signage; build outs or lining/surface measures to address speeding.	To improve highways safety.	Necessary	TBC	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) insupport of strategic growth in Kidlington	Kidlington Non-strategic sites to be identified in the next Local Plan	LTP	To be progressed further through future Local Plan consultations and Kidlington Framework Masterplan
6b (7b)	Road network improvements: Remove clutter and ensure the routing is correct on the strategic road network particularly from the A44, A40 and A34 of signage to Kidlington.	To improve highways safety.	Necessary	TBC	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Kidlington	Kidlington Non-strategic sites to be identified in the next Local Plan	LTP	To be progressed further through the Local Plan and Kidlington Framework Masterplan.
7 (8)	Joining up the riding network across the wider area using public rights of way so that routes for commuting and recreation are improved.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Desirable	Short to long term	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) insupport of strategic growth in Kidlington	Kidlington Non-strategic sites to be identified in the next Local Plan	LTP	Contributions continuing to be sought to join up the active travel network. Kidlington LCWIP adopted December 2021.
8 (9)	Linking Kidlington to the railway station at Water Eaton (Oxford Parkway) to promote the opportunity for cycling and walking.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Necessary	TBC	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Kidlington	Kidlington 1: Accommodating High Value Employment Needs (Langford Lane and Begbroke Science Park) Non-strategic sites to be identified in the next Local Plan DPD, Neighbourhood Plans	LTP	Contributions continuing to be sought to promote active travel connections to Oxford Parkway. Kidlington Roundabout construction task order expected October 2023 so that agreed works at the roundabout can start to be constructed.
9 (10)	Improving cycling and walking links to the Langford Lane area and shopping facilities in the centre of Kidlington.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists.	Necessary	TBC	TBC	Part secured	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) insupport of strategic growth in Kidlington	Kidlington 1: Accommodating High Value Employment Needs (Langford Lane and Begbroke Science Park)	LTP	Negotiating for part of this route through development proposals in the area

2.3 IDP Update Kidlington and Rural Areas Projects											
No.	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
10 (11)	Improvements of footways: widening, resurfacing, dropped kerbs and new or improved crossing points, which will contribute to greater containment and thus support their vitality and economic success, including the business parks and London Oxford Airport.	Improving cycling and walking Provide sustainable movement routes for pedestrians and cyclists.	Necessary	Short to long term	TBC	TBC	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Kidlington	Kidlington 1: Accommodating High Value Employment Needs (Langford Lane and Begbroke Science Park) Policy Kidlington 2: Strengthening Kidlington Village Centre	LTP	Negotiating improved walking and cycling routes through development proposals in the area
11 (12)	Pedestrianisation of part of the High Street, wider footways and pedestrian crossings.	Improving public realm.	Necessary	TBC	TBC	TBC	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) insupport of strategic growth in Kidlington	Kidlington 2: Strengthening Kidlington Village Centre	LTP	To be progressed further through the Kidlington Framework Masterplan.
12a (13a)	Improvements to facilities for cyclists and pedestrians at key destinations and employment sites including London Oxford Airport and the rail station at Water Eaton.	Improving cycling and walking Provide sustainable.	Necessary	TBC	TBC	TBC	OCC CDC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Kidlington	Kidlington 1: Accommodating High Value Employment Needs (Langford Lane and Begbroke Science Park) Policy Kidlington 2: Strengthening Kidlington Village Centre)	LTP	Negotiating improved walking and cycling routes through development proposals in the area
12b (13b)	Cycle parking infrastructure in the 5K area.	Improvements to cycling infrastructure.	Necessary	Short term	Secured	Part completed	CDC	Local Plan: Improved Transport and Connections(SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth in Kidlington	Kidlington/Water Eaton Kidlington 1: Accommodating High Value Employment Needs (Langford Lane and Begbroke Science Park) Policy Kidlington 2: Strengthening Kidlington Village Centre)	CDC	Providing and installing 2 cycle racks per Parish with opportunity for PCs to invest in more racks. Commenced, was expected to be complete by end of March 2022.
13 (14)	Local and Area Bus Services - Former RAF Upper Heyford.	New or improved bus services with connections to other transport nodes Improved Accessibility Provide sustainable travel options.	Necessary	Short to long term	TBC in addition to approved scheme	Developer Contributions in addition to approved scheme	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growth Local Transport Plan: LTP4 Policy BIC2	Policy Villages 5	CDC/OCC	Service 250 withdrawn in February 2023 following Heyford Park S106 expiry. New service 25 to/from Bicester operates hourly Mon-Sat. Expanded service (30 mins Mon-Sat, hourly Sunday) expected to start February 2024.

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14 (15)	Improving bus stops on the A44 to access inter-urbanservices as well as the ability of the site to support and benefit from the local bus service that penetrates the strategiclocation immediately to the south. A conjoined strategy with the adjoining residential-led promotions remains essential.	Support delivery of strategic development with sufficient upgrades to road and active travel infrastructure.	Desirable	Short - Medium	TBC	TBC	OCC Private sector developers	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategic growthLocal Transport Plan: LTP4 Policy BIC2	PR8 and PR9	OCC	Contributions are being sought from site promoters.
15 (16)	Improvements to the Public Rights of Way Network including re-opening of historic routes (including the Portway)- Former RAF Upper Heyford.	Improvements to the network in addition to measures secured as part of the approved scheme.	Necessary	Short to long term	TBC in addition to approved scheme	Developer Contributions in addition to approved scheme	OCC	Local Plan: Improved Transport and Connections (SLE 4) and Mitigating and Adapting to Climate change (ESD1) in support of strategicgrowth	Policy Villages 5	CDC/OCC	Reopening of Aves Ditch overdue - condition on historic planning permission at Heyford has not been discharged.Contributions secured on policy Villages 5 towards upgrade of bridleway link to Bicester.
16 (17)	Highways Improvements and Traffic Management Measures (including to the rural road network to the west and at Middleton Stoney) - Former RAF Upper Heyford.	Improvements to the highways network as required by the Highways Authority in addition to the approved scheme. Including capacity improvements and village traffic calming subject to Transport Assessment.	Critical	Short to long term	TBC in addition to approved scheme	Developer Contributions in addition to approved scheme	OCC	Local Plan: Improved Transport and Connections (SLE 4) Local Transport Plan: LTP4 Policy BIC1	Policy Villages 5	OCC/CDC	Contributions and works package secured on policy Villages 5.
17 (18)	M40 Junction 10 capacity improvements.	Required by National Highways and OCC.	Critical	Short term	c.£18.8m	TBC	National Highways OCC	Local Plan: Improved Transport and Connections (SLE 4)Local Transport Plan: LTP4 Policy 1	Policy Villages 5	CDC/OCC	Work originally due to start on site in 2024, but modelling work is ongoing so commencement may be delayed.
Education											
18 (19)	New Primary and Secondary Schools	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Short to long term	TBC	Developer Contributions	OCC Schools	Local Plan: Meeting education needs (BSC7)	Policy Villages 5 & Non-strategic sites to be identified in the Next Local Plan and Neighbourhood Plans	OCC	No new schools required for Kidlington and rural areas, except those identified as the Partial Review Oxford Unmet Needs sites. Other rural developments which benefit from these school would be required to contribute towards the cost in a proportionate manner.
19 (20)	Expansion of existing primary schools - Location depends on the distribution of rural housing.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short to long term	£11,5K	Developer Contributions	OCC	Local Plan: Meeting education needs (BSC7)	Non-strategic sites to be identified in the next Local Plan Neighbourhood Plans	OCC	Contributions, including land and funding for expanded schools will be sought from site promoters. No currently identified expansions except those identified as needed for the Partial Review Oxford Unmet Needs sites or Heyford

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19a (20a)	Heyford Primary School Places (expansion of Free School from 420 places to 700 or new 1 to 1.5FE Primary School)	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Short to medium term	TBC	Developer Contributions (developer direct provision)	OCC Schools	Local Plan: Meeting education needs (BSC7)	Villages 5 - Former RAF Upper Heyford	OCC	Contributions, including land and funding for expanded schools are being sought from site promoters. Current expectation is that a new site and building for a 1.5fe primary school will be directly delivered by the developer
20 (21)	Expansion of secondary school capacity - Location depends on the distribution of rural housing.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	c.£3.89m for 11-16 with further c.£276K	Developer Contributions	OCC	Local Plan: Meeting education needs (BSC7)	Non-strategic sites to be identified in Next Local Plan Neighbourhood Plans	OCC	Contributions, including land and funding for expanded schools will be sought from site promoters. No currently identified expansions except those identified as needed for the Partial Review Oxford Unmet Needs sites, Heyford and areas near Woodstock.
21 (22)	Special Needs Education – expansion of existing provision	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short to medium term	TBC	Developer Contributions	OCC Schools	Local Plan: Meeting education needs (BSC7)	Non-strategic sites to be identified in the next Local Plan Neighbourhood Plans	OCC	Ongoing need for more SEND capacity, being delivered through a county-wide strategy.
21a (22a)	New SEN School in Bloxham	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short term	Committed	Committed	OCC DfT	Local Plan: Meeting education needs (BSC7)	Non-strategic sites to be identified in the next Local Plan Neighbourhood Plans	OCC	Bloxham Grove special school opening January 2024.
22 (23)	Early Years Education - seek additional space within new community facilities and/or schools to allow for delivery of Children's Centres services and early years provision.	Early years provision to match the needs of residents and businesses.	Necessary	Short to long term	TBC	Developer Contributions	OCC	Local Plan: Meeting education needs (BSC7)	Non-strategic sites to be identified in Next Local Plan Neighbourhood Plans	OCC	Specific infrastructure to be identified through future Local Plan consultations, Kidlington Framework Masterplan and Neighbourhood Plans work.
23 (24)	Heritage Centre - Former RAF Upper Heyford	To help conserve the heritage value of the site	Necessary	Medium to long term	TBC	TBC	Private sector developers CDC Third Sector	Local Plan: Supporting Tourism Growth (Policy SLE 3)	Policy Villages 5: Former RAF Upper Heyford	CDC	To be secured and delivered through the development process

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Utilities											
24 (25)	Water supply links and network upgrades.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short to long term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Non-strategic sites to be identified in the next Local Plan Former RAF Upper Heyford (TBC)	Thames Water	To be funded and provided as development comes forward. Capacity to be in place before development commences. Phasing of development may be used to enable the relevant infrastructure to be put in place. All developments over 250 properties must be modelled. The developer cannot build within 3m of distribution mains. A piling condition must be sought due to the above. Developers engage with Thames Water at the earliest opportunity to draw up water and drainage strategies. Free TW pre-planning service which confirms if capacity exists to serve new development or if upgrades are required.
25 (26)	Water supply links and network upgrades (for the parishes of Ardley, Cottisford, Finmere, Fringford, Fritwell, Godington, Hardwick with Tusmore, Hethe, Mixbury, Newton Purcell with Shelswell, Somerton, Stoke Lyne and Stratton Audley).	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Throughout plan period	Costs to be determined as individual development comes forward	To be funded by Anglian Water and private developers	Anglian Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Non-strategic sites to be identified in the next Local Plan Former RAF Upper Heyford (TBC)	Discussions with utility providers and LP representations Thames Water	Some scoped in the Thames Water 2015-2020 business plan and some as part of the 2020- 2025. To be funded and provided as development comes forward. Capacity to be in place before development commences.
26 (27)	Sewerage links and treatment works upgrade.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short to long term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Anglian Water Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Non-strategic sites to be identified in the next Local Plan	Thames Water / Anglian Water	Some scoped in the Thames Water 2015-2020 business plan and some as part of the 2020- 2025. To be funded and provided as development comes forward. Capacity to be in place before development commences.
27 (28)	Relocation and/or realignment of existing electricity and gas service infrastructure.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short to long term	Costs to be determined as individual development comes forward	TBC	SSE Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Non-strategic sites to be identified in Next Local Plan	LP	To be secured and delivered through the development process Specific infrastructure to be identified through future local plan consultations.
28 (29)	Rural Gigabit Hub Site Programme. Enable full fibre infrastructure installation at village/community centres, schools and health sites.	Provision of digital infrastructure to support community services which are dependent on high speed connectivity.	Necessary	Short term	c.£8m (Countywide)	Secured	OCC DCMS	Local Plan: Public Service and Utilities (BSC9)	County Wide	OCC	Village Halls: Bourtons , Epwell , Hanwell, Hethe, Middleton Stoney, Mollington , Sibford, Tadmorton, Weston On The Green Primary School: Bishop Carpenter, Dr Radcliffes C Of E, Edward Field, Fritwell C Of E, Hornton, Sibford Gower, William Fletcher Libraries: Hook Norton, Woodgreen Bloxham Village Museum Cropredy Surgery Hook Norton Surgery Kidlington Ambulance Station Sibford Surgery The Key Medical Practice Alkerton Waste Recycling Centre

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29 (30)	Utilisation of Energy from heat from Ardley Energy Recovery Facility - Former RAF Upper Heyford.	Utilisation of heat from Ardley EfW Plant - To be investigated.	Desirable	Short to long term	TBC	TBC	CDC	Local Plan: Mitigating & Adapting to Climate Change (Policy ESD1) Energy Hierarchy (Policy ESD 2)Decentralised Energy Systems (Policy ESD 4)	Policy Villages 5	CDC/OCC	No progress made.
30 (31)	Waste Management Capacity: Building new or enhancing existing Household Waste Recycling Centre (HWRC) sites to deal with increased demand Sites should be designed to manage waste in accordance with the hierarchy, promoting reduction and reuse.	Ensure waste and recycle facilities grow at the same rate as communities needs.	Necessary	Medium term	TBC	Developer Contributions	OCC	Local Plan: Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1) OCC Minerals and Waste Local Plan and emerging Core Strategy OCC HWRC Strategy	All Oxford unmet need sites	OCC	Further project specific information to be added as project development progresses.
Flood risk											
No schemes identified in the 2022 update. Specific infrastructure to be identified through the next Local Plan, Kidlington Framework Masterplan and Neighbourhood Plans work.											
Emergency and rescue services											
31 (32)	Neighbourhood Police Office - Upper Heyford.	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	Short - medium term	Committed	Committed	TVP and Private sector developers	Local Plan: Public Service and Utilities (BSC9)	Policy Villages 5 - Former RAF Upper Heyford	TVP	Discussions ongoing with developer regarding delivery - anticipated in 2024
32 (33)	Infrastructure required to directly serve new development including fleet, staff, set up costs and kit, upgrades to existing radio and emergency centre call.	Ensure emergency and rescue infrastructure grows at the same rate as communities.	Necessary	Short to long term	TBC	TBC	TVP	Local Plan: Public Service and Utilities (BSC9)	Policy Villages 5 - Former RAF Upper Heyford	TVP	Contributions secured through s106 agreements.
Health											
33 (34)	Primary Health Care Provision - Former RAF Upper Heyford.	Ensure health infrastructure grows at the same rate as communities.	Necessary	Short - medium term	TBC	TBC (in addition to approved scheme)	NHS Trust Development Authority Oxfordshire CCG	Securing Health & Well- Being (Policy BSC 8)	Policy Villages 5 - Former RAF Upper Heyford	OCCG	Contributions to GP practice within the Primary Healthcare catchment area.
34 (35)	New or expanded GP premises in Kidlington, Begbroke and Yarnton area.	Ensure health infrastructure grows at the same rate as communities.	Critical	Short - medium term	c.7.5m	TBC	Existing Health care estate premises owners, inc. practices NHS Property Services OCCG	Securing Health & Well- Being (Policy BSC 8)	PR6a PR6b PR7a PR7b PR8 PR9	OCCG	Dependent on development timing.

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Community Infrastructure											
35 (36)	Indoor Recreation to be provided as part of development throughout Kidlington and the Rural areas in accordance to Local Plan standards.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short to long term	Project specific (below)	Project specific (below)	Parish Councils CDC Private sector developers Schools Local clubs	Local Plan: Indoor Sport Recreation and Community Facilities (BSC12)	Villages 4 - Meeting the Need for Open Space, Sport and Recreation Non-strategic sites to be identified in the next Local Plan	Sports Facilities Strategy, October 2018	To be delivered through: • Development sites through the planning application process in accordance to Local Plan requirements and Table 10 • Public access agreements to privately owned sites • Dual use agreements to allow public use of school facilities Currently undertaking feasibility studies regarding the development of existing sites and identifying opportunities to secure new sites as various development sites come on stream. Sports studies identify the future needs for playing pitches and increased
36 (37)	Establishment of Local Centre - Former RAF Upper Heyford.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Critical	Short to long term	TBC - Part secured through approved scheme	TBC - Part secured through approved scheme	Private sector developers CDC	Local Plan: Indoor Sport, Recreation & Community Facilities (BSC 12)	Policy Villages 5 - Former RAF Upper Heyford	CDC	Through implementation of Policy Villages 5 and developer contributions Artist has been appointed by Dorchester Group
37 (38)	Creation of a new community hub at Former RAF Upper Heyford that has the capability to accommodate multiple community related services including access to library.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Desirable	Short term	c.£0.5m	TBC	Private sector developers OCC	Local Plan: Indoor Sport, Recreation & Community Facilities (BSC 12)	Policy Villages 5 - Former RAF Upper Heyford	OCC	Ongoing development discussions with main site developer.
38 (New)	Reconfiguration and refurbishment of Kidlington Library to provide additional capacity for growth	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Medium-Long Term	c. 0.35m	Developer Contributions	OCC	PR: Infrastructure Delivery (PR11), Community Facilities (BSC 12)	All Oxford unmet need sites	OCC	TBC
39 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archeological finds from development and ensure its safekeeping	Necessary	Medium-Long Term	TBC	Developer Contributions	OCC	PR: Infrastructure Delivery (PR11), Community Facilities (BSC 12)	All Oxford unmet need sites	OCC	TBC
40 (39)	Heritage Centre - Former RAF Upper Heyford.	To help conserve the heritage value of the site.	Desirable	Short - Medium	TBC	TBC	Private sector developers CDC	Local Plan: Indoor Sport, Recreation & Community Facilities (BSC 12)	Policy Villages 5: Former RAF Upper Heyford	CDC	To be secured and delivered through the development process.

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41 (40)	Provision of burial space to serve this expanding new community.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	TBC	TBC	Developer contributions	Private sector developers CDC		Policy Villages 5 - Former RAF Upper Heyford	CDC Officers	This project is still in the early stages and will be subject to identifying an appropriate location and delivery mechanism.
Open space, recreation and biodiversity											
42 (41)	Amenity open space, natural and semi-natural green space and Parks and Gardens to be provided to Local Plan standards.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Cost/ provision to be determined once sites identified in the next Local Plan or Neighbourhood Plans	TBC	Parish Councils CDC Private sector developers	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation	Cherwell Open Space and Play Areas 2022Cherwell Green and Blue Infrastructure Strategy 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 and the Cherwell Green & Blue Infrastructure Strategy.
43 (42)	KidlingtonGreen Spaces Strategy 2008 identified existingdeficiencies to 2026:Rural 0.4 ha park ideally on the northern outskirts of Kidlington1.1ha natural/semi- natural green space2ha amenity open spaceThese were partially updated in the Open Space update 2011.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	Cost/ provision to be determined once sites identified in the next Local Plan or Neighbourhood Plans	TBC	Parish Councils CDC Private sector developers	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation Non-strategic sites to be identified in the next Local Plan	Cherwell Open Space and Play Areas 2022Cherwell Green and Blue Infrastructure Strategy 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 New provision by public bodies or organisations Public access agreements to privately owned sites future Local Plan consultations will seek to include allocations to help address deficiencies in open space sport and recreation for the plan period.
44 (43)	Rural North Sub-area Green Spaces Strategy 2008 identified existingdeficiencies to 2026: 5.3 ha natural/semi- natural green space2.6 ha amenity open spaceThese were partially updated in the Open Space update 20116.38 ha amenity open space with priority provision in Adderbury, Bloxham and Bodicote, Cropredy and Sifford Wards.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Cost/ provision to be determined once sites identified in the next Local Plan or Neighbourhood Plans	TBC	Parish Councils CDC Private sector developers	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation Non-strategic sites to be identified in the next Local Plan	Cherwell Open Space and Play Areas 2022Cherwell Green and Blue Infrastructure Strategy 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 New provision by public bodies or organisations Public access agreements to privately owned sites future Local Plan consultations will seek to include allocations to help address deficiencies in open space sport and recreation for the plan period.

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45 (44)	Rural Central Sub-Area Green Spaces Strategy 2008 identified existing deficiencies to 2026: 1.5 ha amenity open space.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Cost/ provision to be determined once sites identified in the next Local Plan or Neighbourhood Plans	TBC	Parish Councils CDC Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation Policy Villages 5 - Former RAF Upper Heyford Non-strategic sites to be identified in next Local Plan	Cherwell Open Space and Play Areas 2022 Cherwell Green and Blue Infrastructure Strategy 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 New provision by public bodies or organisations Public access agreements to privately owned sites future Local Plan consultations will seek to include allocations to help address deficiencies in open space sport and recreation for the plan period.
46 (45)	Rural South Sub-area Green Spaces Strategy 2008 identified existing deficiencies to 2026: 2.7 ha amenity open space These were partially updated in the Open Space update 2011: 2.87 ha amenity open space with priority provision in Gosford and Water Eaton, Kirtlington, Launton, Otmoor and Yarnton.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Cost/ provision to be determined once sites identified in the next Local Plan or Neighbourhood Plans	TBC	Parish Councils CDC Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation Non-strategic sites to be identified in next Local Plan	Cherwell Open Space and Play Areas 2022 Cherwell Green and Blue Infrastructure Strategy 2022	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9 New provision by public bodies or organisations Public access agreements to privately owned sites future Local Plan consultations will seek to include allocations to help address deficiencies in open space sport and recreation for the plan period.
47 (46)	Green Space Network Heyford Park.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed in line with the Green & Blue Infrastructure Strategy.	Necessary	Short - medium term	TBC	Part Secured (for approved scheme)	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Villages 5 - Former RAF Upper Heyford	Planning applications information	Secured through S106 for Former RAF Upper Heyford (08/00716/OUT) (18/00825/HYBRID)
48 (47)	Allotments to be provided as part of development throughout Kidlington and rural areas in accordance to Local Plan standards.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short to long term	TBC	Part secured	Parish Councils CDC Private sector developers	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation Policy Villages 5 - Former RAF Upper Heyford Non-strategic sites to be identified in the next Local Plan	Cherwell Green and Blue Infrastructure Strategy 2022	Future Local Plan consultations will include allocations to help address deficiencies in open space sport and recreation for the plan period.

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49 (48)	Children's play areas, sports pitches and courts to be provided as part of development throughout Kidlington and rural areas in accordance to Local Plan standards.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	TBC	TBC	CDC	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation Policy Villages 5 - Former RAF Upper Heyford Non-strategic sites to be identified in the next Local Plan	Local Plan Playing Pitch Strategy 2008	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9.
50 (49)	Playing Pitches Strategy 2018 identifies needs to 2031 for: Kidlington Football One 3G pitch deficiency likely to require a one 3G pitch during the plan period.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	TBC	TBC	CDC	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation Non-strategic sites to be identified in the next Local Plan	Local Plan Playing Pitches Strategy 2018	To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9.
51 (50)	Provision of a football pitch at Milton Road, Adderbury.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	TBC	TBC	c.£657k committed	CDC	Local Plan: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11)	Kidlington and rural areas Villages 4 - Meeting the Need for Open Space, Sport and Recreation	CDC	CDC are supporting the Parish Council to develop viable plans.
52 (51)	Playing fields Heyford Park Refurbishment of tennis courts Provision of: new cricket facilities Grass pitches: 2 football and 1 softball.	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short term	TBC	Part Committed (for approved scheme)	CDC Private developers	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11)Green Infrastructure (ESD17)	Villages 5 - Former RAF Upper Heyford	Planning applications information	Funding part committed through S106 for Former RAF Upper Heyford (08/00716/OUT).
53 (52)	Explore the potential of a "Movement Network" - link open spaces together at Kidlington.There is the potential to explore a movement network addressing accessibility and habitat fragmentation through the emerging Kidlington Framework Masterplan and next Local Plan.	Address the fragmentation of natural environment by improving/providing green infrastructure corridors and increase accessibility of open spaces.	Desirable	Short to long term	TBC	TBC	CDC Parish Council Private sector developers	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	Village 4 - Meeting the needs for Open Space, Sport and Recreation Non-strategic sites to be identified in next Local Plan	CDC	CDC are working with Kidlington Parish Council to improve biodiversity on Parish Council owned land.Some open spaces have been connected in the village along walking health routes (called zoo trails). Also through digitisation of these routes and the Explorer routes in and around the village onto the Go Jauntly app - https://www.cherwell.gov.uk/info/3/leisure-and-culture/246/circular-walks-in-cherwell Wild Kidlington Project Officer continues to work well with KPC to improve biodiversity on Parish Council owned land. Also Cherwell Green & Blue Infrastructure Strategy is relevant here.

2.3 IDP Update Kidlington and Rural Areas Projects											
No.	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
54 (53)	Explore the potential for improvements to the Canal corridor at Kidlington.	Improving/providing green infrastructure corridors and increase accessibility of open spaces.	Desirable	Short to long term	TBC	TBC	CDC	Local Plan:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision- Outdoor Recreation (BSC11) GreenInfrastructure (ESD17)	Village 4 - Meeting the needs for Open Space, Sport and Recreation Non-strategic sites to be identified in next Local Plan	CDCCherwell Green and Blue Infrastructure Strategy 2022	TBC
55 (54)	Proposals for development to achieve a net gain in biodiversity. To be secured as part of development.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC OCC BBOWT	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Village 4 - Meeting the needs for Open Space, Sport and Recreation Non-strategic sites to be identified in next Local Plan	Cherwell Open Space and Play Areas 2022 Cherwell Green and Blue Infrastructure Strategy 2022	The Environment Act Nov. 2021 made it mandatory for development to achieve at least a 10% net gain in value for biodiversity. The Council's Executive endorsed 'seeking a minimum of 10% biodiversity net gain through engagement with the planning process' in October 2019.
56 (55)	Ecological Mitigation and Compensation - habitat creation and management.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Kidlington and Rural areas Non-strategic sites to be identified in next Local Plan Neighbourhood Plans	Cherwell Open Space and Play Areas 2022Cherwell Green and Blue Infrastructure Strategy 2022	Secured through planning application consultation.
57 (56)	Restoration, maintenance and new habitat creation at Upper and Lower Cherwell Conservation Target Areas.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	TBC	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	PR6a PR6b PR7a PR7b PR8 PR9	Local Plan OCC CDC	The Council will work with Wild Oxfordshire, Natural England, Green Places Fund and private developers to deliver restoration, maintenance and new habitat creation.The Council supports Wild Oxfordshire (which includes Wild Kidlington) and BBOWT (which includes the LWS Project) to maximise opportunities for improving biodiversity. There are also opportunities through catchment partnership work led by BBOWT and Thames21.
58a (57a)	Restoration, maintenance and new habitat creation at Upper and Lower Cherwell Conservation Target Areas: Happy Valley ProjectUpper Thames Wader GroupWider Kidlington area.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Desirable	Annual project	TBC	Funded by Natural England	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	PR6a PR6b PR7a PR7b PR8 PR9	CDC	Happy Valley Project – landowners working together along the Deddington Brook catchment to improve their local environment. Funded by Natural England and supported by BBOWT.The Upper Thames Wader Group - working on the Curlew Recovery Project supported by Wild Oxfordshire Wider Kidlington area - focus of extended Oxfordshire Local Wildlife Sites project (includes sites within Lower Cherwell CTA (along the River Cherwell and Oxford Canal), the Oxford Meadows and Farmoor CTA to the south). Potential for restoration of some declining sites.

2.3 IDP Update Kidlington and Rural Areas Projects											
No.	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
58b (57b)	Kidlington Biodiversity Projects: St Mary's Fields Nature Reserve. Lyne Road Green (hedgerow planting).	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Desirable	Short term	TBC	TBC	Parish Council CDC, Wild Oxfordshire	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Kidlington and Rural areas Non-strategic sites to be identified in next Local Plan Neighbourhood Plans	CDC internal	Owned by KPC, St Mary's Fields continues to be managed by a keen volunteer group and supported by Wild Kidlington. Lyne Road Green is also owned by KPC and has been the greenspace focus of Wild Kidlington. Habitats are created, managed and restored on both sites. Wild Oxfordshire which the Council funds on an annual basis advises local Parish groups on how best to protect and enhance the natural environment.
59 (58)	Otmoor Basin reserve expansion.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	TBC	TBC	Being sought	CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Kidlington and Rural areas Non-strategic sites to be identified in next Local Plan Neighbourhood Plans	Local Plan OCC CDC	CDC has met with the RSPB about the reserve becoming a habitat bank but no firm conclusion has been reached. Funding has been secured to provide a training base on the Reserve. The Reserve is funded on an annual basis by the Council in terms of habitat management.
60 (59)	Restoration of s41 NERC Act habitats on Parish sites.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	TBC	TBC	TBC	CDCWild Oxfordshire BBOWT TOE2	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	Kidlington and Rural areas Non-strategic sites to be identified in next Local Plan Neighbourhood Plans	CDC internal	A number of projects detailed in the 2022 update are ongoing and active. These include: St Mary's Fields Nature Reserve, Park Hill Copse, Kidlington habitat restoration; The Slade LNR, Bloxham habitat restoration; Island Pond Nature Reserve in Launton and Adderbury Lakes LNR habitat restoration.New orchard planted in Deddington in October 2021 by Deddington Environment Network (TOE funding) and Sustainable Kirtlington is working on setting up a community orchard.
61 (60)	Establishment of enhanced and new wildlife habitats & corridors - Former RAF Upper Heyford.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC (in addition to approved scheme)	TBC /Developer Contributions (in addition to approved scheme)	Private sector developers CDC	Local Plan: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Green Infrastructure (ESD17)	Policy Villages 5	CDC/OCC	Ardley and Heyford Conservation Target Area has been approved.

2.3 IDP Update Kidlington and Rural Areas Projects											
No.	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
62 (New)	Enhancement of Local Wildlife sites	Restoration, maintenance and new habitat creation associated with Local Wildlife Sites. The network of local wildlife sites is vital to sustaining populations of the UK's wildlife, and appropriate land management is often essential to enable this wildlife to survive and flourish.	Necessary	Short to long term	TBC	TVERC / BBOWT (in part via CDC annual grant funding)	Oxfordshire Local Wildlife Sites ProjectTVERCBBOWT		Kidlington and Rural areas Non-strategic sites to be identified in next Local Plan Neighbourhood Plans	CDC / OCC	New project to meet the objectives of the Local Nature Recovery Strategy being developed by Oxfordshire County Council.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
Transport & movement											
1	Explore potential for a new rail station/halt between Kidlington and Begbroke.	Identify potential for future new rail services and stations that reduce the reliance on private car for inter urban travel.	Desirable	Medium term	N/A	N/A	Network Rail, OCC, Rail providers, Begbroke Science Park/Oxford University	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2 Sept. 2017	PR8	LP1 PR	A new Oxfordshire Rail Strategy following on from LTCP is expected in 2024 and will address this. Policy PR8 safeguards land so that future opportunities are not prevented. Delivery of LP1 PR does not depend on this scheme.
2	Expansion of Oxford Parkway (formerly Water Eaton) P&R.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Necessary	Short - medium term	TBC	Local Growth Fund bids, developer contributions.	OCC, bus service providers, private developers	LTP4 LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) P&R Study, OCC May 2016 OxIS Stage 2 Sept 2017	All Kidlington Sites	OCC OTS	An Oxfordshire Mobility Hub Strategy was approved in 2023. There is some funding to address mobility hubs and the needs of Oxford Parkway Park & Ride are being considered as part of this.
3	P&R at London Oxford Airport.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Necessary	Short - medium term	c. £17m	Local Growth Fund bids, Developer contributions, other third party contributions.	OCC, bus service providers, private developers	LTP4LP1: Improved Transport and Connections (SLE4)LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery(PR11)P&R Study, OCC May 2016OxIS Stage 2 Sept 2017	All Kidlington Sites	OCC OTS	Funding from developers is being sought.
4	Bus Lane and bus stop improvements along the A4260/A4165.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	Scheme specific below	Scheme specific below	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	OCC OTS TA (ITP) BSIP 2021	Funding from developers is being sought.
4a	Improved bus lane provision on the A4165 between Kidlington roundabout and past the new housing sites.	Reduce the proportion and overall number of car journeys.	Critical	Short - medium term	c. £3.87m	Potential sources of funding include: Emerging Oxfordshire Growth Deal	OCC, bus service providers, private developers	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11) A44 & A4260Corridor Study, OCC April 2017 OxIS Stage2, Sept. 2017	All Kidlington Sites	OCC OTS TA (ITP)	Options assessment complete; design and delivery being discussed with developers.

2.4 LPPR Oxford Unmet Needs Update Projects

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
4b	A4260 – southbound bus lane from The Moors to Benmead Road.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	TBC	off - February	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	All Kidlington Sites	OCC OTS TA (ITP)	TBC
4c	A4260 Southbound bus lane from Bicester Road/A4260 junction to Kidlington roundabout.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	TBC		OCC, bus service providers, private developers	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11) A44 & A4260Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	All Kidlington Sites	OCC OTS TA (ITP)	TBC
5	Signalised junctions along the A4260/A4165 corridor to improve bus movements (including Bus Gate near Kidlington centre).	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	Scheme specific below	Scheme specific below	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	OCC OTS TA (ITP)	Initial corridor study set out the outline schemes through these sections.
5a	A4260/Bicester Road Signalised junction – RT detection and advanced stop line.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	c.£0.313m	Potential sources of funding include: Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites		TBC

2.4 LPPR Oxford Unmet Needs Update Projects

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
5b	A4260/Lyne Road Signalised junction - RT detection, advance stop line and toucan crossing.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	c. £0.313m	Potential sources of funding include: Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites		TBC
5c	Langford Lane/A4260 junction improvements with bus lanes on some approaches.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	TBC	Potential sources of funding include: Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites		TBC
6	Bus Lane improvements along the A44.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	Scheme specific below	Scheme specific below	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	PR8 PR9	OCC OTS TA (ITP)	Optioneering and feasibility designs are complete for all three sections along the A44.
6a	Northbound and southbound bus lane on A44 between Langford Lane and Bladon.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	£3.89m	Potential sources of funding include: Oxfordshire Growth Deal North Oxford All Modes Corridor Improvements, Local Growth Fund bids, developer contribution		LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept2017	PR8PR9	OCC OTS TA (ITP)	TBC

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
6b	Southbound bus lane on A44, between Langford Lane and Spring Hill junction.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	TBC		OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8 PR9	OCC OTS TA (ITP)	Options assessment complete.
6c	Southbound bus lane on A44 between Spring Hill junction and Pear Tree interchange.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	TBC			LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR8PR9	OCC OTS TA (ITP)	Works at Pear Tree interchange and to Cassington Road to be completed within roadway September 2023, with only some landscaping works continuing beyond that time.
6d (New)	Bus service improvement to Eastern Arc	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Medium term	£2.16m	S106	OCC Bus operators Developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR	PR6a, PR6b, PR7a, PR7b	CDC	Financial contributions to support public transport connectivity between PR6/7 sites and Eastern Arc – notably major employment sites – are being sought.
7	4 buses per hour service between Oxford and Begbroke routed Land East of the A44 development site (A44/A4144 corridor).	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	Pending development	Bus operator and developer funded	OCC, bus service providers, private developers	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR8	OCC OTS TA (ITP)	Funding from developers at PR8/PR9 is being sought.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
8	Junction improvements facilitating cross- corridor bus movements (A44 to/from A4260).	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	Scheme specific below	Scheme specific below	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	OCC OTS TA (ITP)	Optioneering and feasibility designs are near completion for 8a and 8b through Growth Deal Funding.
8a	Left turn bypass lane from A4095 Upper Campsfield Road to A44.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	c. £1.04m	Potential sources of funding include: Oxfordshire Growth Deal Oxford All Modes Corridor Improvement, Local Growth Fund Bids, developer	OCC, bus service providers, private developers	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	OCC OTS	TBC
8b	Bus only left turn filter A44 to Langford Lane (General traffic to turn left from additional lane at junction).	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Necessary	Short - medium term	c. £1.04m	contribution	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	TA (ITP)	Scheme priority downgraded from "critical" to "necessary" due to main traffic flow remaining on A44.
8c	Signalising A4095 Upper Campsfield Road/A4260 junction and enhancement of pedestrian/cycle crossings.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	c. £1.04m	Potential sources of funding include: s278 plans as part of Minerals planning application, Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	OCC OTS	8c was identified within the A44/A4260 corridor study but no further progress has been made at this stage.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
8d	Upgrade of outbound bus stop on A4165 opposite Parkway.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	TBC	TBC	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	TA (ITP)	The cycle super highway along the A4260 between Kidlington Roundabout and Oxford city centre along the A4165 is going through optioneering and feasibility design through Growth Deal funding currently.
9	Cycle super highway along the A4260/A4165 to/from Oxford Parkway.	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	c. £2.1m-5.25m	Potential sources of funding include: s278 plans as part of Minerals planning application, Local Growth Funds bids	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites	TA (ITP)	Funding from developers is being sought.
9a	Cycle super highway along A4165 to/from Oxford Parkway to Oxford city centre.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	N/A		OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All Kidlington Sites		TBC
10	Pedestrian and cycle improvements linking Kidlington, Begbroke and Yarnton: Potential closure/unadoption of Sandy Lane to form green cycle/pedestrian route linking the A44 and the A4260 (Subject to consultation with OCC). This will be the central spine of a network of footpaths/cycle ways through Land east of the A44 (PR8) and it will be cycle/pedestrian/ wheelchair accessible.Improving Green Lane linking Sandy Lane/Yarnton Road and the A44 tobecome a cycle track.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	Scheme specific below	Scheme specific below	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11)A44 & A4260Corridor Study, OCC April 2017OxIS Stage 2, Sept. 2017	All Kidlington Sites	TA (ITP)	Funding from developers is being sought. Some works will be provided as on-site infrastructure.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
11	Public Realm improvements on the A4260 between Benmead Road and Yarnton Road.	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres.	Necessary	Short term	c.£0.50m	Potential sources of funding include: Local Growth Fund bids, DFT competitive fund, Developer contributions, Local authority budget	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11) LP1 PR:InfrastructureLP1 PR: Kidlington centre (PR4b) Kidlington Masterplan A44 & A4260Corridor Study, OCC April 2017	All Kidlington Sites	OCC TA (ITP)	Outline scheme identified through the A44/A4260 corridor study.
11a	20mph zone in centre of Kidlington on A4260 between Lyne Road and Sterling Approach.	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres.	Desirable	Short - medium term	TBC	Potential sources of funding include: Local Growth Fund bids, DFT competitive fund, Developer contributions, Local authority budget	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11) LP1 PR:InfrastructureLP1 PR: Kidlington centre (PR4b) Kidlington Masterplan A44 & A4260Corridor Study, OCC April 2017	All Kidlington Sites	OCC TA (ITP)	20mph zone implemented on A4260 between Benmead Road and Yarnton Road. 20mph zone also implemented in residential streets throughout Kidlington.
12	Walking/cycling/ wheelchair accessibility from land at Stratfield Farm (PR7b) to key facilities on the A4165 including proposed sporting facilities at Land South East Kidlington (PR7a) and Oxford Parkway.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	On-site transport mitigation/ design considerations	Development proposal	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4)LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery(PR11) LP1 PR:	PR7b	CDC	To be delivered by development proposal.
13	New public bridleways suitable for pedestrians, all-weather cycling, wheelchair use and horse riding, and connecting with existing public right of way network.	Improving accessibility and active travel.	Desirable	Short - medium term	Site/design considerations	Development proposals	OCC	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8 PR9	CDC	Funding from developers is being sought. Some bridleways may be provided as on-site infrastructure.
14	Walking/cycling/ wheelchair accessibility from land at Stratfield Farm (PR7b) to Land east of the A44 (PR8) (including suitable crossing.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	c.£503k*	Development proposals	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11) LP1 PR:Infrastructure	PR7bPR8	TA (ITP) CDC	Funding from developers is being sought, but there is an expectation that these works will be provided as on-site infrastructure.
15	New public bridleway/green link connecting Land at Stratfield Farm (PR7b) with Land East of the A44 (PR8) across the Oxford Canal, and exploration of links with the wider PRoW east of the A4165.	Improving accessibility and active travel.	Necessary	Short - medium term				LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR7b PR8		Funding from developers is being sought.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
16	Wheelchair accessible Pedestrian/Cycle bridge over the Oxford Canal linking Stratfield Farm (PR7b) to Land East of the A44 (PR8).	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	C. £503	Private Developers	OCCPrivate developersCanal and Rivers Trust	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11) LP1 PR:Infrastructure	PR7B PR8	CDC OCC	Funding from developers is being sought.
17	Sandy Lane – pedestrian and cycle new link over railway.	Improve sustainable cross corridor connections between the A44 and the A4260.	Critical	Short - medium term	c. £2m-5m	Pending development proposal	OCC	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8	OCC TA (ITP)	Network Rail has undertaken EIA scoping and public consultation on proposals for a new link. The current planning application at PR8 proposes a different pedestrian and cycle link. Discussions continue between parties.
17a	Sandy Lane Level Crossing pedestrian/cycle bridge (Delivered with scheme 17.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	c.£0.52m	Pending development proposal	OCC	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11)	PR8	OCC TA (ITP) A44 & A4260Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	Network Rail has undertaken EIA scoping and public consultation on proposals for a new link. The current planning application at PR8 proposes a different pedestrian and cycle link. Discussions continue between parties.
18	Kidlington roundabout: provision of pedestrian/cycle crossing at the roundabout.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	c. £5.8m	Potential sources of funding include: Emerging Oxfordshire Growth Deal	OCC	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	PR6a PR6b PR7a PR7b	OCC	Construction task order expected in October 2023 to enable construction to commence at Kidlington Roundabout.
19	Public vehicular, cycle, pedestrian and wheelchair connectivity within the Land West of Yarnton site to services and facilities in Yarnton including William Fletcher Primary School.	Ensure safe access and integration with existing road network.	Critical	Short - medium term	Transport mitigation / design considerations	Development proposal	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	see County transport comments on PR9 planning application.
20	New walking and cycling routes from Land West of Yarnton (PR9) through Yarnton.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	Transport mitigation/ design considerations	Development proposal	OCC	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	TA (ITP)	see County transport comments on PR9 planning application.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
21	Cycle and pedestrian improvements along the A44 (between Bladon Roundabout and Peartree Roundabout) enabling: a) improved cycling facilities to link onto planned improvements to Pear Tree Roundaboutb) pedestrian / cycle crossing through Langford Lane junction and across the A44 (Shared Use Path improvements and new provision).	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short - medium term	Apportioned cost of A44 and Woodstock Road scheme c.£8.23m	Potential sources of funding include: Emerging Oxfordshire Growth Deal	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11)A44 & A4260Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	PR8PR9	OCC TA (ITP)	Optioneering and feasibility design work is nearing completion through Growth Deal Funding.
22	Cycle and pedestrian improvements along Langford Lane including enhancement to formalise crossing, Shared Use Path (SUP) on the western end of Langford Lane and hybrid cycle lanes for the eastern end.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	c.£0.772m	Private Developers	Private Developers	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:Infrastructure Delivery (PR11)A44 & A4260Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	Kidlington 1a	CDC OCC	To be delivered in support of development within London-Oxford Airport / Langford Lane employment area
23	Reduction of speed limit and pedestrian/cycling crossing at key locations along the A44 (from Sandy Lane to Cassington Road).	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	Transport mitigation / design considerations	Development proposal	OCC	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	PR8 PR9	OCC TA (ITP)	TBC
24	Footpaths/cycleways within proposed development sites that link new development to existing and proposed networks	Improving sustainable transport accessibility and active travel	Critical	Short to medium term	Scheme specific below	Scheme specific below	OCCprivate developers	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)OxIS Stage 2, Sept 2017	All LP1 PRsites	PRoWManagement Plan 2014	To be delivered directly by development proposals
25	Pedestrian / cycling / wheelchair accessibility from land east of Oxford Road (PR6a) to Water Eaton Park and Ride and Oxford Parkway Station.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	Site transport mitigation/ design consideration	Development proposal	OCC	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR6a	TA (ITP)	see County transport comments on PR6a planning application.
26	Pedestrian/cycling/wheelchair accessibility from land west of Oxford Road (PR6b) to the employment opportunities at Oxford's Northern Gateway.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	Site transport mitigation/ design consideration	Development proposal	OCC	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)OxIS Stage 2, Sept 2017	PR6b	TA (ITP)	Delivery likely to be linked to Green Infrastructure schemes below.
27	Upgrade existing footbridge over the railway linking to Northern Gateway to pedestrian/cycle/Wheelchair accessible providing links to Northern Gateway.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	Site transport mitigation/ design consideration	Development proposal	OCC	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR6b	OCC TA (ITP)	To be delivered by development proposal.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
28	Pedestrian / cycling / wheelchair accessibility across A4165 from Land west of Oxford Road (PR6b) to services and facilities at Land East of Oxford Road (PR6a) and Oxford Parkway.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	Site transport mitigation/ design consideration	Development proposal	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)OxIS Stage 2, Sept 2017	PR6b	TA (ITP)	To be delivered by development proposal.
29	Footway along southbound carriage way of Bicester Road.	Improving sustainable transport accessibility and active travel.	Critical	Medium term	Site transport mitigation/ design consideration	Development proposal	OCC	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR7a	TA (ITP)	To be delivered by development proposal.
30	Pedestrian/cycling/wheelchair accessibility to Oxford Parkway, Water Eaton P&R, across to Bicester Road and to formal sports pitches on site.	Improving sustainable transport accessibility and active travel.	Critical	Medium term	Site transport mitigation/ design consideration	Development proposal	OCC	LTP4:OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	To be delivered by development proposal.
31	Vehicular spine route through Land East of the A44 (suitable for use by buses).	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short term	On-site transport mitigation/ design considerations	Development proposal	OCC	LTP4: OTS LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR8	TA (ITP)	see County transport comments on PR8 planning application.
32	Highways Works to Kidlington Roundabout/Oxford Road to enable site access for Land at Stratfield Farm.	Ensure safe access and integration with existing road network.	Critical	Short - medium term	Site transport mitigation/ design considerations	Development proposal	OCC	LP1 PR: Infrastructure Delivery (PR11)	PR7b	OCC	Construction task order expected in October 2023 to enable construction to commence at Kidlington Roundabout.
33	Pedestrian/Cycle bridges (wheelchair accessible).	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	TBC	TBC	OCC	LTP4: OTSLP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)LP1 PR: Infrastructure	All Oxford unmet need sites	N/A	TBC
33a	Pedestrian/Cycle bridge over the Oxford Canal and Railway.	Improving sustainable transport accessibility and active travel.	Critical	Short - medium term	TBC	TBC	OCC	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR8	TA (ITP)	TBC

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
Education											
34	Primary School 2FE at Land East of Oxford Road.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	c. £11.5m	Developer contributions	OCC	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b	OCC	County education comments on the PR6a application require this 2FE primary school.
35	Additional permanent accommodation at Edward Field Primary School.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	Specific project costs TBC (standard expansion rates are £ 15,256	Pending development proposal	OCC	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b	OCC	Expansion of primary school capacity within Kidlington not currently identified as required for adopted Local Plan scale of development.
36	Primary School 3FE at Land East of the A44.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	C. 17.1m	Developer contributions	OCC	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR8	OCC	County education comments on the PR8 BID application require suitable primary school provision.
36a	Primary School 2FE at Land East of the A44 if required- in consultation with the LEA and unless otherwise agreed with CDC.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium term	c. £11.5m	Developer contributions	OCC	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR8	OCC	County education comments on with PR8 BID application require suitable primary school provision.
37	Additional permanent accommodation at William Fletcher Primary School	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	Specific project costs TBC (standard expansion rates are set out within developer contributions guide from OCC)	Developer contributions	OCC	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	County education comments on the PR9 application require land and funding for expanding William Fletcher primary school.
38	Secondary school (1100-place) at Land East of the A44.	Expand existing and provide new schools to match the needs of residents and businesses.	Critical	Short - medium term	c. £34m	Developer contribution and Education and Skills Funding Agency funding streams for capital investment in school provision	OCC	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	OCC	County education comments on the PR8 BID application require suitable secondary school provision. Contributions are sought from various developers. Required school size currently estimated as 900-places, but sufficient land required to protect ability to expand to 1100 places.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
39	SEN and early years school provision to meet projected needs either on site (including land) or adequate contributions to enable existing facilities to expand.	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Short - medium term	TBC	Developer contributions	OCC	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	OCC	Funding from developers is being sought.
Utilities											
40	Water supply links and network upgrades.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	Thames Water on LP1 IDP	TW preparing AMP7 (2020-2025) which will provide specification of upgrades.To be funded and provided as development comes forward.
41	Sewerage links and treatment works upgrade.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	Non-strategic sites to be identified in the next Local Plan	Thames Water / Anglian Water	Some scoped in the Thames Water 2015- 2020 business plan and some as part of the 2020- 2025. To be funded and provided as development comes forward. Capacity to be in place before development commences.
41a	Wastewater Infrastructure upgrades required to serve Site Policy PR6a	Ensure utilities infrastructure grows at the same rate as communities	Critical	Medium term	Costs to be determine d as individual developm ent comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR:Infrastructure Delivery (PR11)	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR:Infrastructure Delivery (PR11)	WCS Nov.2017	Early engagement with TW and with the Environment Agency (EA) and Natural England(NE) when necessary
41b	Wastewater Infrastructure upgrades maybe required to serve Site Policy PR8	Ensure utilities infrastructure grows at the same rate as communities	Critical	Medium term	Costs to be determine d as individual developm ent comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	WCS Nov.2017	Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary
42	Oxford WwTW upgrade will be required	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short - medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR:Infrastructure Delivery (PR11)	PR6aPR6bPR9	WCS Nov 2017	Thames Water are finalising plans for a major upgrade at Oxford STW, costed at more than £130m which will provide a significant increase in treatment capacity, larger storm tanks and a higher quality of treated effluent going to the river. Exact delivery date for these works TBC.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
43	Cassington WwTW upgrade to improve its ability to treat the volumes of incoming sewage and reduce need for untreated discharges in wet weather.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b PR8	WCS Nov.2017	Thames Water is currently developing an upgrade programme with a view to delivery in 2025.
44	Water conservation measures.	Promote sustainable use of water: Maintaining quality and adequate resources.	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water	LP1: Water Resources (ESD8)LP1: Protection of Oxford Meadows SAC (ESD9)LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites		Developers to engage with TW to draw up water and drainage strategies outlining the developments water and waste water infrastructure.
45	Agreement in principle needed with DNO (Southern Electric Power Distribution) for any modification to overhead lines or development beneath overhead lines/undergrounding of overhead lines in relation to any development site.	Ensure utilities infrastructure grows at the same rate as communities.	Critical	Short - medium term	Costs to be determined as individual development comes forward	To be funded by SEPD and private developers	SEPD Private sector developers	LP1: Public Service and Utilities (BSC9) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR6c PR7a PR8 PR9	SEPD	TBC
46 (New)	Waste Management Capacity: Building new or enhancing existing Household Waste Recycling Centre (HWRC) sites to deal with increased demand Sites should be designed to manage waste in accordance with the hierarchy, promoting reduction and reuse.	Ensure waste and recycle facilities grow at the same rate as communities needs.	Necessary	Medium term	TBC	OCC, Developer Contributions	OCC	Local Plan:Public Service and Utilities (BSC9) Mitigating and adapting to Climate Change (ESD1) OCC Minerals and Waste Local Plan andemerging Core StrategyOCC HWRC Strategy	All Oxford unmet need sites	OCC	Further project specific information to be added as project development progresses.
Flood risk											
47 (46)	Agreement in principle from TW that foul drainage from the site will be accepted into their network as part of any planning application	Reducing potential flooding and pollution risks from surface water.	Critical	Short to medium term	Costs to be determine d as individual developm ent comes forward	TW Private sector developers	TW Private sector developers	LP1: Sustainable Flood Risk Management (ESD6) LP1: Sustainable Drainage Systems (SuDs) (ESD7) LP1: Water Resources (ESD8)	All LP1 PR sites	SFRA L2May 2017	To be delivered by development proposal
48 (47)	Site specific FRA with detailed analysis and ground investigation to inform SuDS techniques and demonstrating suitable dry site access and egress for each development site.		Critical	Short to medium term	Costs to be determine d as individual developm ent comes forward	Private sector developers	EA TW Private sector developers	LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	SFRA L2May 2017	To be delivered by development proposal
49 (48)	Provision of blue corridors for public open space/ recreation within those areas of the site in FZ 3.	Reducing potential flooding and pollution risks from surface water.	Critical	Short - medium term	TBC	Private sector developers	EA	LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR7a PR8	SFRA	To be delivered by development proposal.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
Emergency and rescue services											
50 (49)	Provision of Neighbourhood Policing facilities to serve the additional growth identified in the area. This could be through the provision of new touchdown offices as part of planned community Facilities/Centres on the identified new housing sites or through the adaptation/alteration and/or extension of existing TVP facilities in the local area.	To ensure the delivery of safe and secure communities where crime and the fear of crime is minimised.	Necessary	Short - medium term	Not known at this stage	To be funded via Developer contributions	CDC TVP	LP1 – BSC9: Public Services and Utilities LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	All Kidlington Sites	TVP	Linked to progress of delivery of new housing schemes. Further updates pending the determination of planning applications and the securing of s106 funds.
Health											
51 (50)	New or expanded GP premises in Kidlington, Begbroke and Yarnton area.	Ensure health infrastructure grows at the same rate as communities.	Critical	Short - medium term	c.7.5m	TBC	Existing Health care estate premises owners, inc. practices NHS Property Services OCCG	LP1: Securing health and wellbeing (BSC8) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b PR8 PR9	OCCG	Dependent on development timing.
Community infrastructure											
52 (51)	Sports hall at PR8 Secondary School for shared community use –one additional 4 court sports hall to Sport England specification .	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short - medium term	c. £2.34m	Private developers	OCC CDC	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC OCC	To be delivered with scheme38 above.
53 (52)	Development of leisure provision at Kidlington Leisure Centre.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Medium term	c. £5.71m	Private developers	CDC	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	TBC
54 (53)	Community building as part of onsite local centre at Land East of Oxford Road (community facility space of no less than 522m2).	Creation of a sustainable, mixed use development which provides opportunities for community cohesion.	Necessary	Short - medium term	c. £1.25m	Private developers	CDC	LP1: Indoor Sport Recreation and Community Facilities (BSC12)LP1 PR: InfrastructureDelivery (PR11)	PR6aPR6b	CDC	To be delivered by development proposal.
55 (54)	Community building as part of onsite local centre at Land East of A44 (community facility space of no less than 862m2).	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Short - medium term	c. £1.8m	Private developers	CDC	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
56 (55)	Extension to Kidlington Cemetery.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Medium term	c. £142.8k	Private sector developers	Kidlington PC CDC	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	TBC
57 (56)	Expansion of community facilities located at St John's Baptist Church.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - Medium	TBC	Private developers	CDC	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7aPR7b	CDC	To be delivered by development proposal.
58 (57)	Expansion of community facility in the vicinity	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium term	TBC through work on site's development brief	Private developers	CDC Private Developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	TBC
59 (New)	Reconfiguration and refurbishment of Kidlington Library to provide additional capacity for growth	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure.	Necessary	Medium-Long Term	c. 0.35m	Developer Contributions	OCC	PR: Infrastructure Delivery (PR11), Community Facilities (BSC 12)	All Oxford unmet need sites	OCC	TBC
60 (New)	Expansion and operation of the Museum Resource Centre at Standlake	To provide sufficient storage for archeological finds from development and ensure its safekeeping	Necessary	Medium-Long Term	TBC	Developer Contributions	OCC	PR: Infrastructure Delivery (PR11), Community Facilities (BSC 12)	All Oxford unmet need sites	OCC	TBC
Open space, recreation and biodiversity											
61 (58)	Oxford Canal – Improvement to towpath infrastructure.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - Medium	TBC	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) LP1: The Oxford Canal (ESD16) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All sites subject to consultation with Canal and Rivers Trust	Canal & River Trust Nov 16- Jan 17 Consultation	The canal with its towpath provides a direct route into central Oxford from the Kidlington/Begbroke area.
62 (59)	Measures for the protection and enhancement of the Oxford Canal corridor and towpath including the creation and restoration of water vole habitat in the Lower Cherwell Conservation Target Area and the of a dark.	Ensure social infrastructure grows at the same rate as communities.	Necessary	Short - Medium	c.£112.2 k	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) LP1: TheOxford Canal (ESD16) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR:Infrastructure Delivery (PR11)	PR7bPR8	CDC	To be delivered by development proposals Costs to be apportioned.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
63 (60)	Compensatory land for open space, countryside access and improvements c.19.6 ha at Land east of the Oxford Road (PR6a) c.30h at Land at Frieze Farm if need for replacement Golf Course is demonstrated (PR6b and PR6c) c. 11ha at Land South East of Kidlington for sports provision/new open green space/park c. 6.80 ha at Land at Stratfield Farm c.79 ha at Land East of the A44 (PR8) c. 24.8ha at Land West of Yarnton.	Compensatory improvements to Green Belt land environmental quality and accessibility.	Critical	Short - medium term	Scheme specific below	Scheme specific below	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP: Oxford Green Belt (ESD14)LP1 PR: The OxfordGreen Belt (PR3)LP1 PR: Infrastructure Delivery (PR11)	PR6aPR7aPPR7bPR8PR9	CDC	To be delivered by development proposals.
64 (61)	Provision of formal sports, play areas and allotments to adopted standards.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Scheme specific below	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	To be delivered by development proposals.
65 (62)	Formal sports provision at Land East of Oxford Road.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£ 147.8K	Private Developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	To be delivered by development proposals.
66 (63)	Formal sports provision at Land East of the A44.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£ 79.8K	Private Developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR:Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposals.

2.4 LPPR Oxford Unmet Needs Update Projects

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
67 (64)	Formal sports provision at Land West of Yarnton.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£ 222.2K	Private Developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposals.
68 (65)	Converting existing Hockey AGP at Kidlington and Gosford Leisure Centre to 3G and increasing its size.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c. £400k	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	TBC
69a (66a)	Conversion of grass pitch into 3G pitch at Stratfield Brake to increase year round use of facilities.	Improve health, social and cultural wellbeing.	Desirable	Short - Medium	TBC	TBC	TBC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	TBC
69b (66b)	Formal sport pitches provision at Land South East of Kidlington (PR7a) including: 4ha of football pitches.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Medium term	c. £3.17m	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	Provision of land at PR7a. To be delivered by development proposals.
70 (67)	Play areas provision at Land East of Oxford Road including: 3 LAPs, 2 LEAPs, 1 NEAP and 1 MUGA	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£1.05m	Private Developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	To be delivered by development proposals.

2.4 LPPR Oxford Unmet Needs Update Projects

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
71 (68)	Play areas provision at Land West of Oxford Road including: 2 including: 2 LAPs,1LEAP, 1NEAP	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£756.4k	Private Developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR:Infrastructure Delivery (PR11)	PR6b	CDC	To be delivered by development proposals.
72 (69)	Play areas provision at Land South East of Kidlington including: 1 LAP and 1 LEAP	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Medium term	c.£217.8k	Private Developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	To be delivered by development proposals.
73 (70)	Play areas provision at Land at Stratfield Farm including: 1 LAP and 1 LEAP	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£217.8k	Private Developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision(BSC10) Local	PR7b	CDC	To be delivered by development proposals.
74 (71)	Play areas provision at Land East of the A44 including: 5 LAPs, 3 LEAPs, 2 NEAPsand 1 MUGA.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£1.8m	Private Developers	CDC	Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposals.
75 (72)	Play areas provision at Land West of Yarnton including: 2 LAPs, 1 LEAP, 1 NEAP and1 MUGA.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	c.£840k	Private Developers	CDC	Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR:Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposals.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
76 (73)	Allotments to be provided at Land East of Oxford Road (0.47ha).	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Short - medium term	c.£140k	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	To be delivered by development proposals.
77 (74)	Allotments to be provided at Land at Land West of Oxford Road (0.38ha).	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Short - medium term	c.£113.2k	Private developers	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR6b	CDC	To be delivered by development proposals.
78 (75)	Allotments to be provided at Land South East of Kidlington.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	c.£59.5k	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	To be delivered by development proposals
79 (76)	Allotments to be provided at Land at Stratfield Farm.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Short - medium term	c.£59.5k	Private developers	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	To be delivered by development proposals.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
80 (77)	Retention or replacement (to an equivalent quantity and quality) of the existing allotments at Land East of the A44 and extending allotment space in accordance with adopted.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Short - medium term	c.£536k*	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposals.
81 (78)	Allotments to be provided at Land West of Yarnton.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Short - medium term	c.£113.2k	Private developers	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposals.
82 (79)	Exploring marked running routes associated with both existing green space and new open space on strategic sites as part of development briefs.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short - medium term	Through work on site's development brief	Private developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	To be delivered by development proposals.
83 (80)	A replacement Golf facility at Land at Frieze Way Farm PR6c should the need for replacement be demonstrated.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Critical	Short - medium term	c. £4m	Private developers	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: InfrastructureDelivery (PR11)	PR6bPR6c	CDC	*should the need for replacement be demonstrated.
84 (81)	Amenity open space, natural and semi natural green space and Parks and Gardens to be provided as part of development in accordance with standards.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed.	Necessary	Short to long term	Scheme specific below	Private developers CDC	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	To be delivered through: Development sites through the planning application process in accordance with adopted Local Plan requirements and the preparation of site development briefs.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
85 (82)	Retention of c. 3 ha of land in agricultural as part of Land East of the Oxford Road (PR6a).	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short - medium term	N/A	N/A	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: InfrastructureDelivery (PR11)	PR6a	CDC	TBC
86 (83)	Retention of c. 12 ha of land in agricultural as part of Land East of the A44 (PR8).	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short - medium term	N/A	N/A	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	TBC
87 (84)	Retention of c. 39 ha of land in agricultural as part of Land West of Yarnton (PR9).	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short - medium term	N/A	N/A	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: InfrastructureDelivery (PR11)	PR9	CDC	TBC
88 (85)	Extension to Cutteslowe Park (c.11ha) including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Short - medium term	c. £2.2m	Private sector developers	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	TBC

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
89 (86)	Enhancements to woodland area (along northern boundary of PR6b).	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Desirable	Short - medium term	c. £199.5k	Funded by development proposal	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR:Infrastructure Delivery (PR11)	PR6b	CDC	To be delivered by development proposal.
90 (87)	Enhanced area of woodland along the south-eastern boundary of Land south East of Kidlington (PR7a) and the establishment of a new area of woodland planting.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Medium term	c.£342k	Funded by development proposal	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	To be delivered by development proposal.
91 (88)	Protection and improvement of Orchard in Stratfield Farm.	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Short - medium term	c. £110.1k	Funding by development proposal	CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	To be delivered by development proposal.
92 (89)	Maintenance and enhancement of protected trees, existing tree lines and hedgerows.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	c.£40.8k	Funded by development proposal	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	To be delivered by development proposal.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
93 (90)	Re-creation and restoration of hedgerows reflecting historic field pattern and enhancement of existing.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term			CDC	LP1:Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	To be delivered by development proposal.
94 (91)	Nature conservation area (c.5.3 ha), incorporating the community orchard (scheme 88 above) and with potential to link to and extend Stratfield Brake DWS.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	c. £1.28m	Private sector developer	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	To be developed by development proposal.
95 (92)	Public open green space as informal canal side parkland on 23.4 hectares of land as shown.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	c. £4.7m	Development proposal	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal.
96 (93)	New publicly accessible Local Nature Reserve (c. 29 ha) based on Rowel Brook at Land East of the A44.	Provision of open space and green infrastructure to meet growth needs and facilitate active travel.	Necessary	Short - medium term	c. £5.95m	Development proposal	CDC OCC BBOWT	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
97 (94)	A nature conservation area on c. 12.2 ha of land to the east of the railway line, south of the Oxford Canal and north of Sandy Lane.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	c. £2.49m	Development proposal	CDC OCC BBOT	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal.
98 (95)	Local Nature Reserve at Land West of Yarnton	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	c. £59.1k	Development proposal	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposal.
99 (96)	New community woodland (7.8 ha) to the north west of PR9 developable area and to the east of Dolton Lane.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	c. £2.3m	Development proposal	CDC	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposal.
100 (97)	Green Infrastructure corridors and active travel: Green Infrastructure network connecting wildlife corridors (including through developable areas), improving existing corridors and improving and protecting hedgerows network and protection of mature trees.	Provision of open space and green infrastructure to meet growth needs and facilitate active travel.	Necessary	Short to long term	Scheme specific below	Scheme specific below	CDC	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	All Kidlington Sites	CDC	To be delivered by development proposal.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
101 (98)	Green infrastructure corridor (c.8 ha) incorporating a pedestrian, wheelchair and all- weather cycle route along PR6a's eastern boundary.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	c. £1.6m	Private sector developers	CDC BBOWT	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	To be delivered by development proposal
102 (99)	Green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees.	Provision of open space and green infrastructure to meet growth needs and facilitate active travel.	Necessary	Short - medium term	c.£816k	Private sector developers	CDC BBOWT	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	To be delivered by development proposal.
103 (100)	Examination of provision of wildlife corridors over or under the A34 and A4260 (Frieze Way) to Stratfield Break DWS.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	Pending development proposal	Pending development proposal	CDC OCC BBOT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR6b	CDC	To be delivered by development proposal.
104 (101)	Green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to the Meadows West of the Oxford Canal Local.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	c.£581	Private sector developers	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	To be delivered by development proposal.
105 (102)	Protection and enhancement of Sandy Lane and Yarnton Lane as green links and wildlife corridors and wildlife connectivity from Sandy Lane to the proposed Local Nature Reserve at Land east of the A44 (PR8).	Provision of open space and green infrastructure to meet growth needs and facilitate active travel.	Necessary	Short - medium term	Delivered through schemes 92 and 94	Private sector developers	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal.

2.4 LPPR Oxford Unmet Needs Update Projects											
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
106 (103)	Green infrastructure network with connected wildlife corridors, including within the residential area and alongside the railway line.	Provision of open space and green infrastructure to meet growth needs and facilitate active travel.	Necessary	Short - medium term	c. £161.2k	Private sector developers	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal
107 (104)	Green infrastructure network with connected wildlife corridors, including within the developable area. The improvement of the existing network including hedgerows between the proposed Community.	Provision of open space and green infrastructure to meet growth needs.	Necessary	Short - medium term	c. £3.36m	Private sector developers	CDC OCC BBOWT	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposal.
108 (105)	Protection and enhancement of existing wildlife corridors, including along Frogwelldown Lane District Wildlife Site and Dolton Lane, and the protection of existing hedgerows and trees.	Enhance natural environment by providing opportunities to improve biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	c. £4.6m	Development proposal	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To delivered by development proposal.
109 (106)	Development proposals for Land East of the A44 (PR8) are required to undertake an investigation of the former landfill site south of Sandy Lane to then remediate the site for a use compatible with the proposals and retained uses in the area as detailed in Policy PR8.	Establishing if land contamination has the potential to be present on historic land uses and surrounding area and explore remediation.	Desirable	Short - medium term	Pending development proposal	Private developer	CDC EA	1996 Local Plan Saved Policy: Development on contaminated Land (ENV12)	PR8	CDC	To delivered by development proposal.
110 (107)	Ecological Mitigation and Compensation - habitat creation and management.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDCOCC BBOWTPrivate sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	Kidlington and Rural areas Non-strategic sites to be identified in next Local Plan Neighbourhood Plans	CDC	Secured through planning application consultation.

2.4 LPPR Oxford Unmet Needs Update Projects

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
111 (108)	Farmland bird compensation required from proposals for site policies PR6a, PR7a, PR7b, and PR9.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short to long term	TBC	To be funded by securing development contributions	CDC OCC BBOWT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR7a PR7b PR9	CDC	TBC
112 (109)	Restoration, maintenance, new habitat creation at Lower Cherwell Conservation Target Area.	Ensure that people can access a network of green and blue infrastructure network and to support biodiversity.	Necessary	Short to long term	Site mitigation/ development brief considerations	Private sector developers	CDC	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6aPR6bPR7aPR7bPR8PR9	CDC	To be delivered following the progression of the strategic sites through the planning.
113 (110)	Protection of the orchard and waterbody at St. Frideswide Farm.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Desirable	Short - medium term	TBC	TBC	CDC	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	TBC
114 (111)	Community Woodland east of Dolton Lane PR9.	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	TBC	TBC	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	TBC

2.4 LPPR Oxford Unmet Needs Update Projects

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2021- 2025 Mt 2025- 2029 Lt 2029 - 2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP, LTP policies)	LP site policy	Source	2023 update
115 (112)	Local Nature Reserve based on Rowel Brook at Land East of the A44 (PR8).	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	TBC	TBC	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	TBC
116 (113)	Local Nature Reserve based on Frogwelldown Lane DWS and educational opportunities for PS (PR9).	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of s41 NERC Act habitats.	Necessary	Short - medium term	TBC	TBC	CDC OCC BBOWT	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)Conservation Target Areas (ESD11) Green Infrastructure (ESD17)LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	TBC

Appendices

Appendix 4: List of Replaced and Retained Saved Policies

Appendix 4: List of Replaced and Retained Saved Policies

Policy Number	Description	Replaced or Retained	Replacement Policy	Does this Affect the Adopted Proposals Map 1996?
Saved Policies of the Cherwell Local Plan 1996				
GB1	Development in the Green Belt	replaced	ESD 14	Yes
GB2	Outdoor Recreation in the Green Belt	retained	-	
GB3	Major Development Sites in the Green Belt	retained	-	
H1	Allocation of sites for housing	replaced	BSC 1 Bicester 1 Bicester 2 Bicester 3 Bicester 12 Bicester 13 Banbury 1 Banbury 2 Banbury 3 Banbury 4 Banbury 5 Banbury 8 Banbury 16 Banbury 17 Banbury 18 Banbury 19 Villages 2 Villages 5	Yes (except BSC1 and Villages 2)
H4	Housing schemes for the elderly and disabled	replaced	BSC 4	No
H5	Affordable Housing	replaced	BSC 3	No
H6	Rural Exception Sites	replaced	Villages 3	No
H12	Housing in the rural areas	replaced	Villages 1 Villages 2 Villages 3	No
H13	Residential development in category 1 settlements	replaced	Villages 1	No
H14	Residential development in category 2 settlements	replaced	Villages 1	No
H15	Residential development in category 3 settlements	replaced	Villages 1	No
H16	White land at Yarnton	retained	-	
H17	Replacement dwellings	retained	-	

H18	New dwellings in the countryside	retained	-	
H19	Conversion of buildings in the countryside	retained	-	
H20	Conversion of farmstead buildings	retained	-	
H21	Conversion of buildings in settlements	retained	-	
H23	Residential Caravans	retained	-	
H25	Sites for travelling showpeople	replaced	BSC6	No
H26	Residential canal moorings	retained	-	
EMP1	Allocation of sites for employment generating development	part replaced sites replaced at Bicester, Banbury and Kidlington Rural sites retained	SLE 1 Bicester 1 Bicester 2 Bicester 4 Bicester 10 Bicester 11 Bicester 12 Banbury 1 Banbury 6 Banbury 15 Kidlington 1 Villages 5	Yes
EMP3	Employment generating development at Kidlington, Yarnton and Begbroke (East)	replaced	SLE1	No
EMP4	Employment generating development in the rural areas	replaced	SLE1	No
S2	Proposals for retail development in the shopping centre and town centre, Banbury	replaced	SLE 2 Banbury 7	Yes
S3	Primary shopping frontages, Banbury	replaced	Banbury 7	Yes
S8	Redevelopment of land north of Bridge Street and east of the inner relief road, Banbury for recreational or cultural use	replaced	Banbury 1	Yes
S9	Change of use of residential buildings in Banbury town centre	replaced	Banbury 7	Yes
S10	Development in Banbury commercial areas	replaced	Banbury 7	Yes
S12	Development proposals in Bicester town centre	replaced	SLE 2 Bicester 5	Yes
S13	Primary shopping frontages, Bicester	replaced	Bicester 5	Yes
S15	Redevelopment of land at Franklin's	replaced	Bicester 6	Yes

	Yard, Bicester			
S21	Development in Kidlington shopping centre	replaced	SLE 2 Kidlington 2	Yes
S22	Provision of rear servicing, Kidlington	retained	-	
S25	Retail development in the rural areas	replaced	SLE2	No
S26	Small scale ancillary retail outlets in the rural areas	retained	-	
S27	Garden centres in the rural areas	retained	-	
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres	retained	-	
S29	Loss of existing village services	retained	-	
TR1	Transportation funding	retained	-	
TR7	Development attracting traffic on minor roads	retained	-	
TR8	Commercial facilities for the motorist	retained	-	
TR10	Heavy Goods vehicles	retained	-	
TR11	Oxford Canal	retained	-	
TR14	Formation of new accesses to the inner relief road and Hennef Way, Banbury	retained	-	
TR16	Access Improvements in the vicinity of Banbury Railway Station	retained	-	
TR20	Reservation of land for road schemes at Bicester	replaced	SLE 4	Yes
TR22	Reservation of land for road schemes in the countryside	retained	-	
R1	Allocation of land for recreation use	part replaced	Bicester 13	Yes
R5	Use of redundant railway lines and disused quarries for recreation purposes	retained	-	
R7	Protection and enhancement of the recreational roles of the Oxford Canal and River Cherwell	replaced	ESD 16	No
R9	Facilities for canal users	replaced	ESD 16	No
R12	Provision of public open space in association with new residential development	replaced	BSC 11	No
R14	Reservation of land for community buildings in association with housing	replaced	BSC 12	No

	developments at Hanwell Fields, Banbury and Slade Farm, Bicester			
T2	Proposals for hotels, motels, guest houses and restaurants within settlements	retained	-	
T3	Land reserved for hotel and associated tourist or leisure based development, in vicinity of junction 11 of the M40, Banbury	retained	-	
T5	Proposals for new hotels, motels, guesthouses and restaurants in the countryside	retained	-	
T7	Conversion of buildings beyond settlements to self-catering holiday accommodation	retained	-	
AG2	Construction of farm buildings	retained	-	
AG3	Siting of new or extension to existing intensive livestock and poultry units	retained	-	
AG4	Waste disposal from intensive livestock and poultry units	retained	-	
AG5	Development involving horses	retained	-	
C1	Protection of sites of nature conservation value	replaced	ESD 10	Yes
C2	Development affecting protected species	replaced	ESD 10 ESD 11	No
C4	Creation of new habitats	replaced	ESD 10	No
C5	Protection of ecological value and rural character of specified features of value in the District	retained	-	
C6	Development proposals adjacent to the River Thames	retained	-	
C7	Landscape conservation	replaced	ESD 13	No
C8	Sporadic development in the open countryside	retained	-	
C9	Scale of development compatible with a rural location	replaced	ESD 13	No
C10	Historic landscapes, parks and gardens and historic battlefields	replaced	ESD 13 ESD 15	Yes
C11	Protection of the vista and setting of Rousham Park	retained	-	
C12	Development in the Cotswold Area of Outstanding Natural Beauty	replaced	ESD 12	Yes

C13	Areas of High Landscape Value	replaced	ESD 13	Yes
C14	Countryside Management Projects	retained	-	
C15	Prevention of coalescence of settlements	retained	-	
C17	Enhancement of the urban fringe through tree and woodland planting	replaced	ESD 13	Yes
C18	Development proposals affecting a listed building	retained	-	
C21	Proposals for re-use of a listed building	retained	-	
C23	Retention of features contributing to character or appearance of a conservation area	retained	-	
C25	Development affecting the site or setting of a schedule ancient monument	retained	-	
C27	Development in villages to respect historic settlement pattern	replaced	ESD 15	No
C28	Layout, design and external appearance of new development	retained	-	
C29	Appearance of development adjacent to the Oxford Canal	retained	-	
C30	Design Control	retained	-	
C31	Compatibility of proposals in residential areas	retained	-	
C32	Provision of facilities for disabled people	retained	-	
C33	Protection of important gaps of undeveloped land	retained	-	
C34	Protection of views of St Mary's Church, Banbury	retained	-	
C38	Satellite dishes in conservation areas and on listed buildings	retained	-	
C39	Telecommunication masts and structures	retained	-	
ENV1	Development likely to cause detrimental levels of pollution	retained	-	
ENV2	Redevelopment of sites causing serious detriment to local amenity	retained	-	
ENV6	Development at Oxford Airport, Kidlington likely to increase noise nuisance	retained	-	

ENV7	Development affecting water quality	replaced	ESD 8	No
ENV10	Development proposals likely to damage or be at risk from hazardous installations	retained	-	
ENV11	Proposals for installations handling hazardous substances	retained	-	
ENV12	Development on contaminated land	retained	-	
OA2	Protection of land at Yarnton Road Recreation ground, Kidlington for a new primary school	retained	-	
GB1	Saved Policy of the Central Oxfordshire Local Plan (Cherwell) 1992 - Development in the Green Belt	replaced	ESD 14	Yes
H2	Saved Policy of the Oxfordshire Structure Plan 2005 - Upper Heyford	replaced	Villages 5	Yes

Appendices

Appendix 5: Adopted Local Plan 2011-2031 Part 1 Monitoring Framework

Appendix 5: Adopted Local Plan 2011-2031 Monitoring Framework

A Strategy for Development in Cherwell

Policy Reference	Policy Title	Local Plan Indicators	Target
PSD 1	Presumption in favour of Sustainable Development	Monitoring of PSD1 is undertaken by Sustainability Indicators	Monitoring of PSD1 is undertaken by Sustainability Indicators

Policies for Development in Cherwell

Theme One: Policies for Developing a Sustainable Local Economy

Policy Reference	Policy Title	Local Plan Indicators	Target
SLE 1	Employment Development	Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	100% take up of allocations by the end of the plan period
SLE 1	Employment Development	Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	Yearly increase in employment use class commitments and completions
SLE 1	Employment Development	Completions resulting in a loss of employment use to non employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas)	No overall net loss of employment land
SLE 2	Securing Dynamic Town Centres	Town centre use (including use classes A1-A5, B1a, D2) completions within and outside of each of the town centres	No net loss of town centre use floor space within town centres
SLE 2	Securing Dynamic Town Centres	No. of retail impact assessments submitted with planning applications	100% of applications over the thresholds set out in Policy SLE2
SLE 3	Supporting Tourism Growth	Completed tourism developments (including D use class uses, Sui Generis uses)	An annual increase in completed tourism developments over the plan period
SLE 3	Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period
SLE 3	Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period

SLE 4	Improved Transport and Connections	Completed transport improvement schemes	Timely provision of transport infrastructure in accordance with strategic site delivery and as set out in the IDP
SLE 4	Improved Transport and Connections	Developer contributions to transport infrastructure	To meet development needs, as set out in the IDP
SLE 5	High Speed Rail 2 – London to Birmingham	Level of Council involvement with the proposed High Speed Rail Link	Respond to all relevant Government consultations on HS2 Respond to all planning applications relating to HS2.

Theme Two: Policies for Building Sustainable Communities

Policy Reference	Policy Title	Local Plan Indicators	Target
BSC 1	District Wide Housing distribution	Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas)	As set out in Policy BSC1
BSC 2	The Effective and Efficient Use of Land	% of residential completions on previously developed land	As set out in Policy BSC2
BSC 2	The Effective and Efficient Use of Land	Net housing density of completions	As set out in Policy BSC2
BSC 3	Affordable Housing	Net affordable housing completions/acquisitions per tenure	As set out in Policy BSC3
BSC 3	Affordable Housing	No. of self-build completions	An annual increase in the number of self-build completions
BSC 4	Housing Mix	Number of completed dwellings per number of bedrooms	As set out in Policy BSC4
BSC 4	Housing Mix	Number of 'extra care' completions	As set out in Policy BSC4
BSC 5	Area Renewal	Completed development per type in the 'area of renewal'	Improvements in levels of deprivation in the District
BSC 5	Area Renewal	The 'Brighter Futures in Banbury' Performance Measures Package Reports	Positive trends across all the Programme's indicators
BSC 6	Travelling Communities	Completed/Lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location (location criteria as set out in Policy BSC6)	Provision for new pitches to meet identified shortfall as set out in Policy BSC6

BSC 7	Meeting Education Needs	Completed education infrastructure	Timely provision of education infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 7	Meeting Education Needs	Developer contributions to education infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completed health care infrastructure	Timely provision of health infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 8	Securing Health and Well Being	Developer contributions to health care infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completions at Bicester Community Hospital	Replacement of Bicester Community Hospital within the plan period
BSC 9	Public Services and Utilities	Completed public services/utilities infrastructure	Timely provision of public services/utilities infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 9	Public Services and Utilities	Developer contributions to public services/utilities	To meet development needs, as set out in the IDP
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Amount, type and location of open space/sport/recreation facilities	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Areas deficient in recreation provision by type and amount	Annual improvements over the plan period
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Completed built development on (former) sites of open space, outdoor sport and recreation	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Open spaces in the District meeting quality standards	A yearly improvement in the quality of sites/facilities
BSC 11	Local Standards of Provision - Outdoor Recreation	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC11
BSC 12	Indoor Sport, Recreation and Community	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC12

	Facilities		
BSC 12	Indoor Sport, Recreation and Community Facilities	Completed community facilities infrastructure	As set out in policy BSC12

Theme Three: Policies for Ensuring Sustainable Development

Policy Reference	Policy Title	Local Plan Indicators	Target
ESD 1	Mitigating and Adapting to Climate Change	Carbon emissions in the District per capita	Reductions over the plan period
ESD 1	Mitigating and Adapting to Climate Change	Permissions granted contrary to Environment Agency advice on Flood Risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD 1	Mitigating and Adapting to Climate Change	Access to services and facilities by public transport, walking and cycling	Improvement over the plan period, linked to Oxfordshire LAA target (National Indicator 175)
ESD 2	Energy Hierarchy	Number of Energy Statements submitted	As set out in Policy ESD2 i.e. required for all major applications
ESD 3	Sustainable Construction	% of new dwellings completed achieving water use below 110 litres/person/day	As set out in Policy ESD3
ESD 3	Sustainable Construction	Completed non residential development achieving BREEAM Very Good, BREEAM Excellent	As set out in Policy ESD3
ESD 4	Decentralised Energy Systems	Number of District Heating Feasibility Assessments submitted	As set out in Policy ESD4 i.e. required for all applications for 100 dwellings or more
ESD 4	Decentralised Energy Systems	Number of permitted District heating schemes in the District	Increase over the plan period
ESD 5	Renewable Energy	Permitted renewable energy capacity per type	Increase over the plan period
ESD 6	Sustainable Flood Risk Management	Permissions granted contrary to Environment Agency advice on flood risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD 6	Sustainable Flood Risk Management	Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse	As set out in Policy ESD6 i.e. required for all proposals meeting the locational criteria
ESD 7	Sustainable Drainage	Completed SuDS schemes in the District	Annual increase over the plan period

	Systems (SuDS)		
ESD 8	Water Resources	Number of permissions granted contrary to Environment Agency advice on water quality grounds	No permissions granted contrary to EA advice on water quality grounds
ESD 9	Protection of the Oxford Meadows SAC	Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment	No permissions granted contrary to consultee (EA, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Total LWS/LGS area	A net gain in total areas of biodiversity importance in the District
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority habitats by number & type	An annual increase over the plan period
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority species by number & type	A net gain in priority species by number and type
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Ecological condition of SSSIs	100% of SSSI units in favourable or unfavourable recovering condition
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of farmland birds	A yearly increase in the District index of farmland bird presence
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of water voles	A yearly increase in the presence of water voles
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Permissions granted contrary to tree officer advice	No permissions granted contrary to tree officer advice
ESD 10	Protection and	Permissions granted contrary to	No permissions granted

	Enhancement of Biodiversity and the Natural Environment	biodiversity consultee advice	contrary to biodiversity consultee advice
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Number of Ecological Surveys submitted with applications	Ecological Surveys to accompany all planning applications which may affect a site, habitat or species of known or potential ecological value
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Local Sites in Positive Conservation Management	A net gain in Local Sites in Positive Conservation Management
ESD 11	Conservation Target Areas	Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs)	A net gain of relevant NERC Act Habitats in active CTAs within the District
ESD 11	Conservation Target Areas	Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice	No permissions granted in Conservation Target Areas contrary to biodiversity consultee advice
ESD 12	Cotswolds AONB	Built development permitted in the AONB	No major development in AONB
ESD 12	Cotswolds AONB	Permissions granted contrary to the advice of the AONB Management Board	No permissions granted contrary to the advice of the AONB Management Board
ESD 13	Local Landscape Protection and Enhancement	Number and location of urban fringe restoration/improvement schemes completed	An annual increase over the plan period
ESD 13	Local Landscape Protection and Enhancement	Permissions granted contrary to Landscape Officer advice	No permissions granted contrary to Landscape Officer advice
ESD 14	Oxford Green Belt	Completed development (per type) in the Green Belt	All development in Green Belt to comply with Policy ESD14
ESD15	The Character of the Built Environment	Permissions granted contrary to the advice of English Heritage/consultee advice on heritage grounds	All development impacting on non designated/designated heritage assets to comply with ESD15
ESD15	The Character of the Built Environment	Permissions granted contrary to design consultee advice on design grounds	No permissions granted contrary to design consultee advice on design

			grounds
ESD15	The Character of the Built Environment	% of permitted and completed developments with Design and Access Statements (that address the criteria of policy ESD15).	All new developments to complete a Design and Access Statement
ESD15	The Character of the Built Environment	Number of new (and reviews of) conservation area appraisals	Review 6 Conservation Areas annually
ESD16	The Oxford Canal	Completed transport/recreation/leisure/tourism uses within 1km of the Oxford Canal	Increase over the plan period
ESD16	The Oxford Canal	Permissions granted contrary to consultee advice on heritage grounds	No permissions granted contrary to consultee advice on heritage grounds
ESD17	Green Infrastructure	Completed green infrastructure schemes	A net gain in green infrastructure provision over the plan period
ESD17	Green Infrastructure	Developer contributions to green infrastructure	To meet development needs and as identified in IDP/Green Infrastructure Strategy

Policies for Cherwell's Places Bicester

Policy Reference	Policy Title	Local Plan Indicators	Target
Bicester 1	North West Bicester Eco-Town	Housing, infrastructure, employment completions at North West Bicester	As set out in policy Bicester 1 (and agreed masterplan/detailed planning documents)
Bicester 1	North West Bicester Eco-Town	Environmental standards of completed development at NW Bicester	As set out in policy Bicester 1
Bicester 1	North West Bicester Eco-Town	Embodied impacts of construction to be monitored, managed and minimised	As set out in policy Bicester 1
Bicester 1	North West Bicester Eco-Town	Sustainability metrics to be agreed and monitored	As set out in policy Bicester 1
Bicester 2	Graven Hill	Housing, infrastructure, and employment completions at Graven Hill	As set out in policy Bicester 2 (and agreed masterplan/detailed planning documents)
Bicester 3	South West Bicester Phase 2	Housing and infrastructure completions at South West	As set out in policy Bicester 3 (and agreed

		Bicester Phase 2	masterplan/detailed planning documents)
Bicester 4	Bicester Business Park	Completed employment development at Bicester Business Park	As set out in policy Bicester 4 (and agreed masterplan/detailed planning documents)
Bicester 5	Strengthening Bicester Town Centre	Permitted residential development at ground floor level in Bicester Town Centre	No residential floorspace permitted at ground floor level
Bicester 5	Strengthening Bicester Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Bicester 5	Strengthening Bicester Town Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period
Bicester 5	Strengthening Bicester Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Bicester Town Centre	No net loss of town centre use floorspace within Bicester Town Centre
Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Completions (plot level) at Bicester Town Centre Phase 1 & 2	Development to accord with Policy BIC6 and agreed masterplan/detailed planning documents for the site
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Urban edge park schemes in Bicester	An annual increase in such schemes over the plan period
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Community woodland provision in Bicester	An annual increase in provision over the plan period
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Type of permitted/completed development at Stratton Audley Quarry	In accordance with a planning consent
Bicester 8	Former RAF Bicester	Completed development at former RAF Bicester	Development to accord with any agreed masterplan/detailed planning documents
Bicester 9	Burial Site Provision in Bicester	Developer contributions for Burial Site in Bicester	To meet needs and as set out in IDP
Bicester 10	Bicester Gateway	Employment and infrastructure completions at Bicester Gateway site	As set out in Policy Bicester 10 (and agreed masterplan/detailed planning documents)
Bicester 11	Employment Land at North East Bicester	Employment and infrastructure completions at Employment	As set out in Policy Bicester 11 (and agreed

		Land at North East Bicester	masterplan/detailed planning documents)
Bicester 12	South East Bicester	Employment, housing and infrastructure completions at South East Bicester	As set out in Policy Bicester 12 (and agreed masterplan/detailed planning documents)
Bicester 13	Gavray Drive	Housing and infrastructure completions at Gavray Drive	As set out in policy Bicester 13 (and agreed masterplan/detailed planning documents)

Policies for Cherwell's Places Banbury

Policy Reference	Policy Title	Local Plan Indicators	Target
Banbury 1	Banbury Canalside	Employment, housing and infrastructure completions at Canalside	As set out in Policy Banbury 1 and Canalside SPD (i.e. masterplan/detailed planning documents)
Banbury 1	Banbury Canalside	Progress on completing the Canalside Supplementary Planning Document	As set out in an up to date Local Development Scheme
Banbury 2	Hardwick Farm, Southam Road (East and West)	Housing and infrastructure completions at Southam Road	As set out in Policy Banbury 2 (and agreed masterplan/detailed planning documents)
Banbury 3	West of Bretch Hill	Employment, housing and infrastructure completions at West of Bretch Hill	As set out in Policy Banbury 3 (and agreed masterplan/detailed planning documents)
Banbury 4	Bankside Phase 2	Housing and infrastructure completions at Bankside Phase 2	As set out in Policy Banbury 4 (and agreed masterplan/detailed planning documents)
Banbury 5	Land North of Hanwell Fields	Housing and infrastructure completions at Land North of Hanwell Fields	As set out in Policy Banbury 5 (and agreed masterplan/detailed planning documents)
Banbury 6	Employment Land West of the M40	Employment and infrastructure completions at Land West of the M40	As set out in policy Banbury 6 (and agreed masterplan/detailed planning documents)
Banbury 7	Strengthening Banbury Town Centre	Permitted residential development at ground floor level in Banbury Town Centre	No residential floorspace permitted at ground floor level

Banbury 7	Strengthening Banbury Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Banbury 7	Strengthening Banbury Town Centre	Diversity of uses	Maintain or improve the balance of uses over the plan period
Banbury 7	Strengthening Banbury Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Banbury Town Centre	No net loss of town centre use floorspace within Banbury Town Centre
Banbury 8	Bolton Road Development Area	Housing, Retail and Leisure Completions on the Bolton Road site	In accordance with Policy Banbury 8 and the Masterplan/detailed planning documents for the site
Banbury 9	Spiceball Development Area	Completions at the Spiceball Development Area	In accordance with Policy Banbury 9 and the Masterplan/detailed planning documents for the site
Banbury 10	Bretch Hill Regeneration Area	Completed development in the Brech Hill Regeneration Area by type	Increase over the plan period
Banbury 11	Meeting the Need for Open Space, Sport & Recreation	Completed open space/sport/recreation facility provision within Banbury	As set out in Policy BSC10 and BSC11
Banbury 12	Meeting the Need for Open Space, Sport & Recreation	Completions at the relocation site for Banbury United FC	As set out in policy Banbury 12, to be achieved over the plan period
Banbury 13	Burial Site Provision in Banbury	Developer contributions for Burial Site in Banbury	To meet needs and as set out in the IDP
Banbury 14	Cherwell Country Park	Progress on delivering the Cherwell Country Park	As set out in Policy Banbury 11
Banbury 15	Employment Land North East of Junction 11	Employment and infrastructure completions at Employment Land North East of Junction 11	As set out in policy Banbury 15 (and agreed masterplan/detailed planning documents)
Banbury 16	Land South of Salt Way: West	Housing and infrastructure completions at Land at South of Salt Way: West	As set out in policy Banbury 16 (and agreed masterplan/detailed planning documents)
Banbury 17	Land South of Salt Way: East	Housing and infrastructure completions at Land at South of Salt Way: East	As set out in policy Banbury 17 (and agreed masterplan/detailed planning documents)
Banbury	Land at Drayton	Housing and infrastructure	As set out in policy Banbury 18

18	Lodge Farm:	completions at Land at Drayton Lodge Farm	(and agreed masterplan/detailed planning documents)
Banbury 19	Land at Higham Way	Housing and infrastructure completions at Land at Higham Way	As set out in policy Banbury 19 (and agreed masterplan/detailed planning documents)

Policies for Cherwell's Places Kidlington

Policy Reference	Policy Title	Local Plan Indicators	Target
Kidlington 1	Accommodating High Value Employment Needs	Employment completions in Kidlington (at a. Langford Lane/London-Oxford Airport and b. Begbroke Science Park)	An annual increase over the plan period
Kidlington 1	Accommodating High Value Employment Needs	Completed employment development on Green Belt land in Kidlington beyond review areas	To accord with Policy ESD14
Kidlington 2	Strengthening Kidlington Village Centre	Permitted residential development at ground floor level in Kidlington Village Centre	No residential floorspace permitted at ground floor level
Kidlington 2	Strengthening Kidlington Village Centre	Village centre vacancies	No increase in vacancy rates over the plan period
Kidlington 2	Strengthening Kidlington Village Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period
Kidlington 2	Strengthening Kidlington Village Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Kidlington Village Centre	No net loss of town centre use floorspace within Kidlington Village Centre

Policies for Cherwell's Places Our Villages and Rural Areas

Policy Reference	Policy Title	Local Plan Indicators	Target
Villages 1	Village Categorisation	Completed development per village category and size of scheme (number of dwellings)	As set out in policy Villages 1
Villages 2	Distributing Growth Across the Rural Areas	Land allocations made in the rural areas	As set out in policy Villages 2 and to be set out in the Local Plan Part 2.

Villages 2	Distributing Growth Across the Rural Areas	Completions on allocated sites in rural areas	100% take up of allocations over the plan period
Villages 2	Distributing Growth Across the Rural Areas	Completions on non-allocated sites in rural areas	As set out in the criteria in policy Villages 1 and 2
Villages 3	Rural Exception Sites	Completions on rural exception sites	To meet needs as per Policy Villages 3
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Developer contributions to open space/sport/recreation facilities in the rural areas	As set out in policy BSC11 and BSC12 and the Infrastructure Delivery Plan
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Open space/sport/recreation facilities created in the rural areas	As set out in policy Villages 4, BSC11, BSC12 and the Infrastructure Delivery Plan
Villages 5	Former RAF Upper Heyford	Housing, employment and infrastructure completions at Former RAF Upper Heyford	As set out in policy Villages 5, and agreed masterplan/detailed planning documents

The Infrastructure Delivery Plan

Policy Reference	Policy Title	Local Plan Indicators	Target
INF 1	Infrastructure	Projects provided to date in the Infrastructure Delivery Plan	Key infrastructure to be delivered in accordance with the Infrastructure Delivery Plan

Duty to Cooperate

Reference	Title	Local Plan Indicators	Target
DTC 1	Duty to cooperate – Partial Review of the Cherwell Local Plan Part 1	Meet milestones for Partial Review of the Cherwell Local Plan Part 1 as set out in the Local Development Scheme (Nov 2014)	Adoption of a Partial Review of the Cherwell Local Plan 2011-31 Part 1 addressing wider unmet need within the housing market area within 2 years of Local Plan Part 1 adoption.

Appendices

Appendix 6: Adopted Local Plan 2011-2031 (Part 1) Partial Review Monitoring Framework

Appendix 6 – Monitoring Framework

Plan Monitoring Schedule

Policy Reference	Policy Title	Local Plan Indicators	Targets
PR1	Achieving Sustainable Development for Oxford's Needs	4,400 homes – commitments and completions Delivering the Vision, objectives and Policies in the Plan Delivery of the Infrastructure Schedule and Infrastructure Plan requirements	Deliver the requirements of Policy PR1: Sites delivered by 2031 Delivery of Infrastructure requirements
PR2	Housing Mix, Tenure and Size	Net affordable housing completions/acquisitions per tenure, mix and size that specifically meet the needs of Oxford City. -80% affordable/social rent -20% intermediate affordable -25 -30% - 1 bed -30 -35% - 2 bed -30 -35% - 3 bed -5 -10% - 4+ beds Mix of sizes of market homes – create socially mixed and inclusive communities Provision for key workers as part of both affordable and market homes Self-build or self –finish housing	Deliver the requirements of Policy PR2.
PR3	The Oxford Green Belt	Removal of areas of land in association with the strategic development sites PR6a – 32.09 ha PR6b – 31.5 ha PR7a – 20.7 ha PR7b – 5.2 ha PR8 – 111.79 ha PR9 – 27.2 ha PR3a – 7.5 ha PR3b – 0.7 ha PR3c – 12.77 ha PR3d – 9.2 ha PR3e – 14.7 ha Safeguarding of land identified in the policy	Safeguarding of land beyond plan period for development Establish clear permanent boundaries to the Green Belt

Policy Reference	Policy Title	Local Plan Indicators	Targets
PR4a	Sustainable Transport	<p>Strategic sites to provide proportionate financial contributions directly related to the development for:</p> <p>Highway improvements to Infrastructure and services for public transport</p> <p>Provision of land to support implementation of schemes in LTP4, A44/A4260 and other transport mitigation assessment</p> <p>Improved bus service</p> <ul style="list-style-type: none"> • A44/A4144 corridor • A4260/A4165 • Cross corridors: Langford Lane, Frieze Way. 	<p>Deliver policy PR4a:</p> <p>Secure proportionate financial contributions for sustainable transport from strategic sites.</p> <p>Identify schemes for delivery</p> <p>S106 legal agreements for transport delivery with timescales. Include transport provision in masterplans for strategic sites</p>
PR4b	Kidlington Centre	<p>Sustainable transport improvements</p> <p>Associated infrastructure</p> <p>Improve natural and built environment</p>	Deliver Policy PR4b and Kidlington Masterplan
PR5	Green Infrastructure	<p>Protect and enhance green infrastructure (GI)</p> <p>Incorporate existing GI in new layouts</p> <p>Connect existing and new GI</p> <p>Restore and/or recreate habitats in new development</p> <p>Protect existing trees and new planting</p> <p>Provide GI along movement corridors</p> <p>Maintain GI</p> <p>GI benefits to the Green Belt</p> <p>Multi-functioning GI</p>	<p>Deliver Policy PR5:</p> <p>Secure Green Infrastructure improvements</p>
PR6a	Land East of Oxford Road	Residential completions	<p>Deliver Policy PR6a:</p> <p>Preparation of Development Brief</p>
PR6b	Land West of Oxford Road	Residential completions	<p>Deliver policy PR6b:</p> <p>Preparation of Development Brief</p>

Policy Reference	Policy Title	Local Plan Indicators	Targets
PR6c	Land at Frieze Farm	Reservation of land for replacement golf facility if required	Deliver policy PR6c: Preparation of Development Brief if required
PR7a	Land South East of Kidlington	Residential completions	Deliver policy PR7a Preparation of Development Brief
PR7b	Land at Stratfield Farm	Residential completions	Deliver policy PR7b Preparation of Development Brief
PR8	Land East of the A44	Residential completions	Deliver policy PR8 Preparation of Development Brief
PR9	Land West of Yarnton	Residential completions	Deliver policy PR9 Preparation of Development Brief
PR11	Infrastructure Delivery	Projects contained in the Infrastructure Schedule accompanying the adopted LPI PR and their delivery according to its phasing Prepare and provide Infrastructure Schedule updates in cooperation with relevant infrastructure partners	Key Infrastructure to be delivered in accordance with LPI PR Infrastructure Schedule
PR12a	Delivering Sites and maintaining Housing Supply	Ensuring delivery of sites and demonstrating a 5 year housing land supply	Monitoring of housing delivery and progress of sites in the Council's AMR including 5 year housing land supply calculations
PR12b	Sites Not Allocated in the Partial Review	If delivery of LPI PR housing falls below 95% of the LPI PR housing target for a period of 3 years, CDC will publish an action plan and will indicate whether the requirements of Policy PR12b should be triggered.	Deliver LPI PR site policies in accordance with the Plans Housing Trajectory

Appendix 11



Appeal Decision

Hearing Held on 18 October 2023

Site visit made on 18 October 2023

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 December 2023

Appeal Ref: APP/C3105/W/23/3325113

Land to the rear of No 12 and South of Dismantled Railway Heath Close, Milcombe OX15 4RZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Stoic Roofing and Construction and Abbeymill Homes against the decision of Cherwell District Council.
 - The application Ref 22/02104/F, dated 12 July 2022, was refused by notice dated 19 June 2023.
 - The development proposed is erection of 35 2 storey dwelling houses, construction of access off Rye Hill together with garaging, parking, open space with LAP, landscaping and all enabling works.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of 35 2 storey dwelling houses, construction of access off Rye Hill together with garaging, parking, open space with LAP, landscaping and all enabling works, in accordance with the terms of the application, Ref 22/02104/F, dated 12 July 2022. This is subject to the conditions in the Schedule in the appendix of this Decision.

Procedural Matter

2. The Hearing was adjourned to allow for the completion of a S106 Agreement with Cherwell District Council and Oxfordshire County Council. A final copy of a completed S106 Agreement was submitted on 8 November 2023 and the Hearing was closed in writing.
3. The submitted S106 agreement covers a number of planning obligations that are required by policies BSC3, BSC10, BSC11 and BSC12 of the Cherwell Local Plan 2011-2031 (Local Plan) to ensure the delivery of affordable housing and facilities and services that are essential for development to take place or to mitigate the impact of the development.
4. The S106 would secure the provision of; affordable housing; highways works; the provision and maintenance of open space and woodland; a Sustainable Drainage System scheme and Local Area for Play. It would also secure financial contributions for; improvements to Milcombe Village Hall along with measures to allow for the provision of indoor sporting opportunities at the venue; new facilities and improvements to existing GP facilities; the purchase of land in Milcombe for outdoor sports pitches and associated building/ equipment or

towards the improvement of facilities at Bloxham Recreation Ground; primary education facilities and special education needs and development facilities. It also secures financial contributions for the provision of public art within the vicinity of the site; to ensure a bus service is integrated into the development and the expansion and efficiency of household waste and recycling centres serving the site.

5. Given the policy requirements and infrastructure needs arising from the development I am satisfied that all of the above obligations are necessary to make the development acceptable in planning terms, are directly related to the development and fairly and reasonably relate in scale and kind to the development. They would accord with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).
6. As I am satisfied that the provisions of the submitted agreement would meet the necessary tests I have taken them into account in my Decision. The second reason for refusal is not therefore a main issue for the appeal.

Application for Costs

7. At the Hearing an application for costs was made by Stoic Roofing and Construction and Abbeymill Homes against Cherwell District Council. This application is the subject of a separate Decision.

Main Issues

8. The main issues are:
 - Whether the scale and location of the proposal would be appropriate for residential development having regard to the spatial strategy in the development plan.
 - The effect on the character and appearance of the area.
 - Whether a deliverable 5 year housing land supply exists.

Reasons

Location of Development

9. Measuring approximately 22ha on the western edge of Milcombe, the pasture land that forms the appeal site is on the edge but outside the built up boundary of the village and therefore in the countryside.
10. Saved Policy H18 of the Cherwell Local Plan 1996 identifies that new dwellings beyond the built up limits of settlements are only permitted under certain circumstances listed in the policy. The proposed development does not fall within any of the exceptions listed in the Policy.
11. Policy BSC1 of the Local Plan distributes growth across the district, directing it primarily to the main towns of Bicester and Banbury with more limited growth in rural areas.
12. The strategy within the Local Plan is reflected in Policy Villages 1 which categorises the villages in the District, identifying which ones are in principle best placed to sustain different levels of residential development. Policy Villages 1 is relevant to the appeal in so far as it classifies Milcombe as a Category A village which the Council confirmed at the Hearing is considered the most

- sustainable form of settlement in the rural areas of the District, with a number of services and facilities including a village shop, recreation ground, community building, church and bus stops. The parties disagree as to whether the public house in the village is currently open. However, even if it is currently closed the use has not been lost with the Council confirming that there has been no planning applications proposing a change of use at the site.
13. Whilst the Council propose to downgrade the categorisation of the settlement through the Local Plan review this has not been tested at examination. Given the very early stage of the Council in the plan making process the Council themselves acknowledge that the intention cannot be given any weight. Given the range of services and facilities in the village and proximity to nearby settlements which are reasonably accessible, the site cannot be described as isolated in the countryside.
 14. Policy Villages 2 of the Local Plan deals with the distribution of growth across the rural areas. It is broken down into 2 parts. The first part identifies that 'a total of 750 homes will be delivered at Category A villages' with 'the determination of applications for planning permission' being one source of supply. Whilst the Council identify that there are 1074 dwellings either built, under construction or with planning permission across the category A villages only 703 have been completed which is below the number identified in the policy.
 15. Although the Council consider that when taken as a whole the 750 has been reached and exceeded, it was acknowledged at the Hearing that the 750 identified in the policy is not a limit. Noting the findings of other appeal decisions referred to by the Council in support of their case, there is little evidence before me that there has been a material exceedance in the number of dwellings that has resulted in harm to the locational strategy of the district. As such, and given the location of the site to the adjacent built up edge of the settlement with access to services and facilities, I consider the site to be an appropriate location for development, subject to compliance with the 11 bullet points that form the second part of Policy Villages 2, the most relevant of which are covered within main issue 2 of my Decision.
 16. The Council say that the development would lead to significant additional growth of the village when considered alongside other development that has occurred in the settlement since the Local Plan was adopted. However, the development has been incremental over this time and the scheme proposed would constitute a 10% increase in the size of the settlement. I do not consider this to be a significant harmful addition given the position of the village in the settlement hierarchy or the level of growth directed to the rural areas.
 17. The development would be contrary to Policy Villages 2 of the Local Plan and Saved Policy H18 of the Cherwell Local Plan 2015. However, of the reasons identified I conclude that the location of the appeal site outside the built up limits of Milcombe and the conflict with the policies would only cause limited harm to the spatial strategy of the development plan.

Character and Appearance

18. Accessed off Rye Hill, the site is well screened from the west and north west due to woodland and mature trees and hedgerow that run along a dismantled railway line. There is also established vegetation to the north and south. Views

into the site are not completely blocked by the vegetation in all places but it provides a good level of screening with only glimpsed views into the site from Main Road and Rye Hill. To the east are properties that front onto Heath Close comprising of 2 storey detached houses and detached bungalows. Other residential development in the area includes more recently constructed detached and semi detached dwellings at Oak Farm Close and Oak Farm Drive using a mixture of ironstone and red brick.

19. There is dispute between the parties regarding the ecological value of the site. At the Hearing the Council confirmed that, despite falling within the Swere Valley and Upper Stour Conservation Target Area, there were no objections to the development from the Council's Environmental Protection Officer, Arboricultural Officer or Ecology department, subject to appropriately worded planning conditions. They confirmed that this was a consequence of the proposed biodiversity net gain proposed by the scheme. I have no reason to take a different view. Whilst interested parties raised concern regarding the nearby NERC designation, it was confirmed by the Council that the designation would not be affected by the development. There is little before me to indicate otherwise.
20. The site provides an attractive rural edge to the settlement. The scheme would introduce built development into an area with a currently open agricultural appearance and would consequently have an urbanising effect from the built development, supporting infrastructure and associated paraphernalia. However, the retention of the existing vegetation would mitigate the impact to some extent by softening views into the site.
21. The Council has criticised the proposed layout of the site as a result of the retained landscaping. From my observations on site I disagree with the Council's assertion that the layout would not be reflective of other development in the settlement. I consider that the loss of vegetation to enable buildings to face onto the main road, as proposed by the Council, would be more harmful in this edge of settlement location. Similarly, whilst there is no separate pedestrian access onto the main road, there are pedestrian routes within the proposed layout. I do not think resident permeability would be compromised by the layout and therefore disagree with the Council's view on this matter.
22. The appellant identifies that the proposed density of the development is 22.5 dwellings per hectare, a figure that is not contested by the Council. This density would be lower than some neighbouring development in the settlement and lower than the 30 dwellings per hectare identified in Policy BSC2 of the Local Plan. However, the policy identifies that a lower density is acceptable where justifiable planning reasons exist. Given the edge of settlement location, proposed retention of existing vegetation, provision of open space and biodiversity net gain, I consider there to be justifiable reasons for the lower density proposed.
23. Whilst interested parties raised concern regarding the proposed materials for the construction of the development, the Council is satisfied that the matter can be dealt with through an appropriately worded planning condition. I agree.
24. Based on the evidence before me and my observations on my site visit, I am of the view that the scheme would cause moderate harm to the character and appearance of the area. It would conflict with the part of the National Planning Policy Framework (NPPF) that recognises the intrinsic character and beauty of

the countryside and seeks to ensure development contributes to and enhances the natural environment. However, the severe adverse harm identified in Policy Villages 2 of the Local Plan would be avoided.

5 Year Housing Land Supply

25. The Local Plan covers the administrative area of the District. It sets out the scale and distribution of housing development within the District, directing development to the main towns of Bicester and Banbury. The Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford Unmet Housing Need (Partial Review) makes separate provision for contributing towards meeting the unmet needs of Oxford, adopting a strategy that seeks to avoid undermining the strategy of the Local Plan and the planned delivery of growth at Bicester, Banbury and Former RAF Upper Heyford. The strategy for Oxford is to provide homes where people can most readily connect to Oxford. As such it directs development to meet Oxford's needs to the areas of north Oxford, Kidlington, Yarnton and Begbroke along the A44 corridor.
26. The provision for Oxford is monitored separately to Cherwell with supply falling significantly short of the 5 year housing land supply requirement at 0.2 years. The Council claim a housing land supply of 5.37 years within the Cherwell District area, excluding Oxford. The appellant disputes the figures and the way the Council has calculated the 5 year housing land supply suggesting that there is a 2.85 year housing land supply, including Oxford's needs and 4.78 years if they are excluded.

Requirement

27. The Local Plan was adopted in 2015 and therefore is over 5 years old and so the assessment of housing land supply is against local housing need using Government's standard methodology. The Partial Review was adopted in 2020 and so is not more than 5 years old.
28. The Council says the requirement for Cherwell should exclude Oxford. The appellant says that it should include it. The Partial Review sets out a clear strategy for development. It is clear that Policies PR1 and PR3 of the Partial Review state that the Council will deliver 4,400 homes to help meet Oxford's unmet housing needs and deliver those homes on identified land to be taken out of the Green Belt.
29. There is nothing in paragraph 74 of the NPPF that requires the use of a single administrative area when calculating housing land supply. The NPPF encourages cross boundary working and co-operation and the Partial Review seeks specifically to address Oxford's needs through the strategy contained within it. The Inspector examining the Partial Review accepted the approach of separating the Council's commitment to meeting Oxford's unmet needs from their own commitments. There has been no change in circumstances since this time and so there is no reason to take a different view. Whilst the Council is considering an alternative approach as part of their Local Plan review, it is at an early stage of preparation and subject to change.
30. There is dispute between the parties with regards the base date for the calculation of the projected annual average household growth. I have used the current year as the starting point, reflecting guidance in the Planning Practice Guidance. The appellant promoted the use of 2022 as the starting point with

reference to an appeal decision in support of their case. However, I do not have all the information that informed the approach in that decision and my assessment is based on the information before me.

31. With corresponding affordability adjustments, the local housing need is 3,728 dwellings incorporating a 5% buffer to ensure choice and competition in the market for land. This reflects the fact that the January 2022 Housing Delivery test results show that the Council has exceeded delivery expectations over the past 3 years.

Housing Land Supply

32. The NPPF defines the meaning of deliverable. The site must be available now, offer a suitable location for development now and be achievable with a reasonable prospect of delivery over the 5 year period. Sites with detailed planning permission are assumed to be deliverable unless there is evidence to indicate otherwise. Sites with outline planning permission or allocated sites are only considered deliverable where there is clear evidence that delivery will take place within 5 years.
33. The Council's case is that it can demonstrate a deliverable 5 year housing land supply of 4008 dwellings from 1 April 2022 to 31 March 2027 which equates to 5.37 years. The appellant argues it is closer to 4.78 years.
34. In considering the elements of supply that remain in dispute it should be noted that my assessment is based on the evidence presented as part of the Hearing. It is therefore a snapshot in time, representing the situation as it stood at the time of the Hearing.

Bicester 1 NW Bicester Phase 2

35. The site is subject to an outline planning permission for 1,700 dwellings with the Council anticipating first completions in year 5 of the trajectory. Whilst there has been reserved matters applications they are still pending approval and subject to objections that are yet to be resolved. There is a lack of clear evidence to support delivery and so 20 dwellings should be deducted.

Bicester 3 SW Bicester Phase 2

36. The site has outline planning permission for 709 dwellings, 649 of which have reserved matters approval and are under construction. The remaining 60 dwellings, expected to be specialist housing for older people is not currently subject to a reserved matters application and there was no clear evidence from the Council to demonstrate when it can be expected. The 60 dwellings should consequently be deducted.

Bicester 12 – South East Bicester

37. The site has outline planning permission for 1,500 dwellings on an allocated site, 50 of which the Council expects will come forward within year 5 of the delivery forecast. However, there is no written evidence to support the Council's assertion that reserved matters will come forward in 2024. There is no clear evidence to support the phasing or timing of delivery thereafter. I therefore deduct 50 dwellings.

Bicester 10 – Bicester Gateway Business Park, Wendlebury Road

38. Outline planning permission is in place for the allocated mixed use site which includes 283 dwellings, 80 of which the Council suggest will come forward during year 5. The Council rely on reference to a confidential pre application discussion in which the developer, Thomas Homes, provided details of delivery within 5 years.
39. During the Hearing the appellant provided written confirmation that the owner of the site does not plan to bring the site forward in the short-medium term due to viability issues with the proposed scheme. In the circumstances the 80 dwellings should be removed from the supply.

Land South of Salt Way - East

40. This allocated site has outline planning permission for 1000 dwellings. Reserved matters for 237 dwellings has been granted and the parties agree that these dwellings can be expected to come forward within the 5 year period. I have no reason to disagree.
41. The Council project that a further 113 dwellings will come forward within the 5 years. The trajectory is based on 5 developers being on site but currently there is only one. There is no clear evidence to support the delivery of the additional 113 dwellings and so this should be deducted from the supply.

Former RAF Heyford

42. The allocated site has extant planning permission although this is unlikely to be implemented following the submission of a separate planning application for David Wilson Homes which has not yet been granted with unresolved objections related to biodiversity net gain. The Council expect the planning application to go to committee before the end of 2023 with David Wilson starting on site in early 2024. However, David Wilson do not currently own the site and so I consider this timescale to be ambitious given the processes involved in completing the acquisition. I consequently deduct 30 of the projected dwellings for 2024-2025.

Partial Review Area

43. There is disagreement between the parties regarding the supply figures associated with the Partial Review area. As I have concluded that the Partial Review Area should not be included in the considerations of this appeal I have not considered the supply issues raised in relation to the sites.

Conclusion

44. For the reasons outlined I am of the view that the Council can demonstrate through clear evidence that it has sufficient housing land for the delivery of 3595 dwellings within the 5 year period 2022-2027. On the basis of a 5 year housing need of 3728, including a 5% buffer to provide choice and competition in the market, the Council has a 4.82 year housing land supply. The Council cannot demonstrate a 5 year housing land supply and so paragraph 11d of the NPPF is engaged.

Other Matters

45. The site lies within an area of archaeological interest, located within proximity of a possible deserted medieval village. The appellant has undertaken an archaeological assessment and the Planning Archaeologist at Oxfordshire County Council has raised no objection subject to appropriately worded planning conditions requiring a staged programme of archaeological investigation during construction. I have no reason to take a different view.

Planning Balance

46. I have found that the Council cannot demonstrate a 5 year housing land supply. As such paragraph 11d of the NPPF indicates that permission should be granted unless i) the application of policies in the NPPF that protect areas or assets of importance provides a clear reason for refusing the development proposed or ii) the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.
47. There is no evidence before me to indicate there are any policies in the NPPF that provide a clear reason for refusing the development. As such paragraph 11di does not apply in this case. Nevertheless, an absence of harm in this regard is a neutral consideration in the planning balance.
48. The development would conflict with Saved Policy H18 of the Cherwell Local Plan 2015 and Policy Villages 2 of the Local Plan. Nonetheless, for the reasons identified the adverse impact arising from the conflict with the development plan would be limited and would not seriously undermine the spatial strategy of the Local Plan.
49. The proposal would contribute 35 dwellings to the housing land supply and make a contribution towards the delivery of affordable housing which I give significant weight. In addition there would be economic benefits to the local economy both during construction and occupation of the development thereafter. The development would also generate biodiversity net gain. I give this moderate weight.
50. Overall, I consider that the adverse impacts of the development would not significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole. Consequently, the presumption in favour of development applies.
51. Applications for planning permission are to be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, whilst the development would conflict with Saved Policy H18 of the Cherwell Local Plan 2015 and Policy Villages 2 of the Local Plan the presumption in favour of the development constitutes a material consideration of significant weight that justifies a determination other than in accordance with the development plan.

Conclusion and Planning Conditions

52. For the reasons given, I conclude that the appeal should be allowed subject to conditions.

53. A list of planning conditions has been drawn up by the Council with input from the appellant. I have taken into account paragraph 56 of the NPPF which identifies that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects.

Implementation

54. The statutory implementation period has been imposed and the approved plans specified for the avoidance of doubt and in the interests of proper planning (conditions 1, 2).

Design and Appearance

55. A number of conditions seek to ensure quality of design. This includes conditions requiring further specification including sample panels to ensure materials are appropriate to the appearance of the locality and details of external lighting.
56. Good quality hard and soft landscaping including open space/ play space will enhance the development and can have a positive impact on the quality of life of occupants. Details of these measures and provisions for their maintenance during the first 5 years are therefore necessary. Similarly, a condition protecting existing trees in line with an arboricultural method statement will ensure such trees are retained and integrated into the development (conditions 6, 7, 8, 18, 19, 20, 22, 28, 29, 30).

Drainage

57. The installation of an approved drainage system and sustainable drainage in accordance with a phasing plan is necessary to ensure timely delivery across the site and will address the concerns raised by interested parties regarding the condition of the land in parts of the site resulting in poor drainage (conditions 25, 26, 27).

Archaeology

58. Conditions requiring the preparation of a Written Scheme of Investigation and subsequent staged programme of archaeological evaluation and mitigation will ensure the identification, recording, analysis and archiving of any heritage matters within the site (conditions 11, 12).

Parking

59. A plan providing detail of the proposed parking provision for vehicles on the site along with provision to ensure the retention of garaging spaces for the parking of motor vehicles will ensure adequate off street parking and highway safety (conditions 3, 33).
60. Whilst concern was raised by interested parties regarding the access onto Rye Hill the scheme incorporates traffic management measures contained in the drawing listed in condition 2. A separate condition on this matter is not therefore necessary.

Living Conditions

61. Demonstration that all habitable rooms achieve specified noise level protection will ensure the creation of a satisfactory living environment free from intrusive noise levels. A construction method statement will protect the living conditions of nearby residents as well as the environment. The submission of details of enclosures along boundary treatments will safeguard the privacy of the occupants of existing neighbouring dwellings as well as proposed new dwellings (conditions 4, 5, 21, 23).

Ecology

62. The submission and implementation of a Landscape and Ecology Management Plan will enable the protection of habitats of importance to biodiversity conservation. Interested parties raised concern on the impact of the development on Great Crested Newts. A condition requiring a Great Crested Newt Licence and necessitating compliance with its terms and conditions will ensure any adverse impacts on Great Crested Newts are adequately mitigated and compensated (conditions 9, 10, 24).

Contamination

63. A desk study and site walk over to identify any contaminative uses on the site along with steps should and contamination be found is necessary to ensure any ground and water contamination is identified and adequately addressed (conditions 13, 14, 15, 16, 17).

Sustainable Travel

64. The provision of covered cycle parking facilities on site and the issue of travel information packs to the first occupants of the new dwellings is necessary to promote sustainable transport options (conditions 31, 32).

K Ford

INSPECTOR

APPEARANCES

FOR THE APPELLANT

Tim Northey	Planning Director Abbeymill Homes (Planning Matters)
Ben Pycroft	Director Emery Planning Partnership (Housing Land Supply Matters)

FOR THE LOCAL PLANNING AUTHORITY

Jeanette Davey	Principal Planning Officer (South) Cherwell District Council (Planning Matters)
Jon Goodall	Director DLP Planning Limited (Housing Land Supply Matters)

DOCUMENTS SUBMITTED AS PART OF HEARING

Email from Thomas Homes dated 18.10.23 regarding site at Bicester Gateway

Updated list of planning conditions

Open Space Plan MIL-PL56A

S106 Planning Obligation dated 8.11.23

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Except where otherwise stipulated by conditions attached to this permission, the development shall not be carried out otherwise than in complete accordance with the approved plans MIL-PL01A, MIL-PL02P, MIL-PL03, MIL-PL04, MIL-PL05A, MIL-PL06A, MIL-PL07, MIL-PL08, MIL-PL09A, MIL-PL10A, MIL-PL11, MIL-PL12, MIL-PL13A, MIL-PL14, MIL-PL15, MIL-PL16A, MIL-PL17, MIL-PL18, MIL-PL19, MIL-PL20, MIL-PL21, MIL-PL22A, MIL-PL23A, MIL-PL24A, MIL-PL25, MIL-PL26A, MIL-PL27, MIL-PL28, MIL-PL29, MIL-PL30, MIL-PL31, MIL-PL40, MIL-PL41, MIL-PL42A, MIL-PL43, MIL-PL44A, MIL-PL45, MIL-PL50E, MIL-PL53E, MIL-PL55D, MIL-PL56A, 8220308_6102 Rev B unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
3. Notwithstanding the details submitted, no development shall commence until and unless a plan detailing the proposed parking provision for vehicles to be accommodated within the site, including details of the proposed surfacing and drainage of the provision, has been submitted to and approved in writing by the Local Planning Authority. The approved parking facilities shall be laid out and completed in accordance with the approved details before the first occupation of the dwellings. The car parking spaces shall be retained for the parking of vehicles at all times thereafter.
4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
 - a) The parking of vehicles of site operatives and visitors;
 - b) The routing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours;The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

5. No development shall commence unless and until a Construction Traffic Management Plan prepared in accordance with Oxfordshire County Council's checklist, has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in full accordance with the details approved in the Construction Traffic Management Plan.

6. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

7. No development shall take place until the existing tree(s) to be retained have been protected in accordance with an Arboricultural Method Statement which details the protective measures where Root Protection Areas are impacted. A pre-commencement site meeting must be arranged to ensure tree protection has been put in place and regular monitoring will be required to ensure the protection remains in place for the duration of the development for compliance.

The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and / or demolition and shall be maintained until all equipment machinery and surplus material has been removed from the site. Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

8. Prior to the commencement of the development hereby approved full details of the provision, landscaping and treatment of open space/play space within the site together with a timeframe for its provision shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the open space/play space shall be landscaped, laid out and completed in accordance with the approved details and retained at all times as open space/play space.

9. No development hereby permitted shall take place other than in accordance with the terms and conditions of the Council's organisational licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Land West of Heath Close, Milcombe: Impact Plan for great crested newt District Licensing (Version 3)", dated 11th July 2023

10. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures in regard to great crested newt compensation have been appropriately dealt

with, has been submitted to and approved by the local planning authority and the local authority has provided authorisation for the development to proceed under the district newt licence. The Delivery Partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

11. Prior to the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority

12. Following the approval of the Written Scheme of Investigation referred to in condition 12, and prior to the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce and accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within 2 years of the completion of the archaeological fieldwork.

13. No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and has been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

14. If a potential risk from contamination is identified as a result of the work carried out under condition 13, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

15. If contamination is found by undertaking the work carried out under condition 14 prior to the commencement of the development hereby

permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

16. If remedial works have been identified in condition 14, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 15. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

17. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

18. No development shall commence above slab level unless and until a stone sample panel in natural ironstone (minimum 1 metre squared in size) has been constructed on site and has been inspected and approved in writing by the Local Planning Authority. The external walls of the dwelling(s) to be constructed out of stone shall be laid, dressed and coursed in full accordance with the approved sample panel and shall be retained as such thereafter. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

19. No development shall commence above slab level unless and until a brick sample panel (minimum 1 metre squared in size) has been constructed on site and has been inspected and approved in writing by the Local Planning Authority. The external walls of the dwellings to be constructed out of brick shall be constructed in brickwork, of a type, colour, texture, face bond and pointing which is in full accordance with the approved sample panel and shall be retained as such thereafter. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

20. Samples of the tiles/slates (including ridge tiles) to be used in the covering of the roof of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those

works. The development shall not be carried out other than in accordance with the samples so approved and shall be retained as such thereafter.

21. No development shall commence above slab level unless and until a report has been submitted to and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels. Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

22. Full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. Such approved means of enclosure, in respect of those dwellings which are intended to be screened, shall be erected prior to the first occupation of those dwellings and shall be retained as such thereafter.

23. Details of the external lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

24. The development hereby approved shall not be occupied unless and until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved LEMP.

25. The approved drainage system shall be implemented in full accordance with the approved Detailed Design prior to the first occupation of any dwelling on the site (with the exception of the permeable paving for each individual dwelling, which must be installed prior to occupation of that dwelling):

Document: Flood Risk and Drainage Assessment

Ref: 30322

Issue: September 2022

Drawing: Below Ground Drainage Layout Sheet 1

Drawing No: 30322/6001, P05

Drawing: Below Ground Drainage Layout Sheet 2

Drawing No: 30322/6002, P05

Drawing: Exceedance flow plan

Drawing No: SK 6150

Issue: 22/09/2022

Drawing: Below Ground Drainage Details Sheet 1

Drawing no: 30322/6101, P01

Drawing: Below Ground Drainage Details Sheet 2

Drawing no: 30322/6102, P01

Drawing: Below Ground Drainage Details Sheet 3

Drawing no: 30322/6103, P01

All relevant Hydraulic calculations produced via Microdrainage

Date: 22/09/2022

File: SWS 2.MDX

26. Prior to the commencement of the approved drainage system, a phasing plan covering the entire application site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Lead Flood Authority. Thereafter the development shall be carried out strictly in accordance with the approved phasing plan.

27. Prior to the first occupation of each phase, a record of the installed SuDS and site-wide drainage scheme shall be submitted for each phase in accordance with the agreed phasing plan and be approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

28. Prior to the first occupation of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps,
- (d) details of boundary treatments.

The development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be carried out prior to the first occupation of the development and shall be retained as such thereafter.

29. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and

seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

30. A schedule of landscape maintenance of the landscape details as shown in the landscape scheme for the life of the development shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule unless otherwise approved in writing by the Local Planning Authority.

31. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

32. Prior to first occupation of any dwelling hereby approved a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

33. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order), the garage(s) shown on the approved plans shall be retained for the garaging of private motor vehicles and shall not be converted to provide additional living accommodation.

END OF SCHEDULE

Appendix 12

CDC Housing Land Supply Position Statement (Update) January 2023

Context

The former NPPF (September 2023) contained a requirement include a buffer in the assessment of the supply of specific deliverable housing sites of at least 5%. A revised National Planning Policy Framework (NPPF) was published on 20 December 2023 and no longer contains this requirement.

This changes the calculation of the five-year land supply as shown in the Council's 2023 Annual Monitoring Report (AMR) at paragraph 41. The calculation is now as follows:

Table 1

Step	Description	Five Year Period 2023-2028
a	Requirement (2023 – 2031) (standard method)	5,680 (710x8)
b	Annual Requirement (latest standard method)	710
c	5 year requirement (b x years)	3,550
d	Deliverable supply over next 5 years	4,121 (from 2023 AMR)
e	Total years supply over next 5 years (d/b)	5.8
f	Surplus (d-c)	571

Additionally, it is advised at paragraph 226 of the revised NPPF:

“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.”

Table 1 above demonstrates that the updated AMR 2023 position is that the District has in excess of a ‘four years’ worth of housing’ measured against a five- year housing requirement.

Alternatively, Table 2 below shows the calculation of deliverable housing land supply measured against a four- year requirement.

Table 2

Step	Description	Four Year Period 2023-2027
a	Requirement (2023 – 2031) (standard method)	5,680 (710x8)
b	Annual Requirement (latest standard method)	710
c	4 year requirement (b x years)	2,840
d	Deliverable supply over next 4 years	3,207 (from 2023 AMR)
e	Total years supply over next 4 years (d/b)	4.5
f	Surplus (d-c)	367

Appendix 13



Appeal Decision

Hearing held on 10 January 2024

Site visit made on 10 January 2024

by Mr W Johnson BA(Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 January 2024

Appeal Ref: APP/C3105/W/23/3327581

Land North of Ells Lane, Bloxham, OX15 5EE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Dean Weldon of Deeley Homes against the decision of Cherwell District Council.
 - The application Ref 23/00065/OUT, dated 6 January 2023, was refused by notice dated 11 April 2023.
 - The development proposed is outline planning permission for up to 30no. dwellings including access off Ells Lane, and demolition of the existing stabling on site, all matters reserved except for access.
-

Decision

1. The appeal is allowed, and outline planning permission is granted for up to 30no. dwellings including access off Ells Lane, and demolition of the existing stabling on site, with all matters reserved except for access at Land North of Ells Lane, Bloxham, OX15 5EE in accordance with the terms of the application, Ref 23/00065/OUT, dated 6 January 2023, subject to the conditions listed in the attached schedule.

Application for costs

2. An application for costs was made by Mr Dean Weldon of Deeley Homes against Cherwell District Council. This application is the subject of a separate Decision.

Preliminary Matters

3. Outline planning permission is sought, but with all matters reserved, except for access. I have determined the appeal on this basis.
4. The Council has confirmed within its submission that it no longer wishes to defend refusal reason no.5 on its decision notice, in relation to drainage/flooding, as documents were submitted post decision, which enabled the Lead Local Flood Authority to remove its objection to the scheme.
5. The main parties have signed 2no. Statement of Common Ground (SoCG) documents. A SoCG dealing specifically with Housing Land Supply (the HLS SoCG) is dated 5 January 2024 and a more general SoCG (the SoCG) is dated 8 January 2024. It was established at the event that discrepancies exist in the SoCG regarding comments in relation to Housing Land Supply (HLS), which in turn conflicts with the HLS SoCG. On this basis, it was agreed verbally at the event by both main parties that the respective positions of the parties on HLS will be solely taken from the HLS SoCG and not the SoCG. Any HLS matters raised in the SoCG, albeit agreed will be ignored for the purpose of this appeal.

6. The Revised National Planning Policy Framework (the Framework) was published on 19 December 2023, after the appeal was lodged. An opportunity was given to submit comments on the implications of the Framework, both in writing and verbally at the event. Consequently, I will not prejudice any party by having regard to the Framework in reaching my decision.
7. Following the close of the Hearing, a section 106 Agreement (the s.106) signed by both parties was provided on 17 January 2024, which includes all of the planning obligations sought by the Council, albeit the appellant is questioning a number of contributions and suggesting a 'Blue Pencil Test'. I consider this further below.

Main Issues

8. The main issues of this appeal are:
 - Whether the site is an appropriate location for housing, having particular regard to the effect of safeguarding the countryside and ensuring a viable and sustainable pattern of settlements;
 - Whether the site would be in a suitable location with particular regard to access to local services/facilities;
 - The effect on the availability of best and most versatile agricultural land; and,
 - Whether the proposed development would make adequate provision for contributions towards community services and infrastructure.

Reasons

Sustainable location

9. The Development Plan comprises the Cherwell Local Plan 2011- 2031 (the CLP), saved policies of the Cherwell Local Plan 1996 (the saved LP), and the Bloxham Neighbourhood Plan (the NP). It is agreed that Bloxham is one of the larger Category A villages, ranking second after Kidlington in terms of population size, with a range of services. As such the principle of residential development at Bloxham is considered sustainable.
10. The appeal site currently comprises a field with some structures, used in connection with an existing equestrian use. The site is located outside the built-up limits of Bloxham, which is not disputed by the appellant and within Upstanding Village Farmlands Landscape Character Area. LP Policy ESD13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations and secure appropriate mitigation where damage to local landscape character cannot be avoided. Within LP Policy ESD13, 6no. bullet points are listed. I find the most relevant points to be, one, three and five, which are: Cause undue visual intrusion into the open countryside; Be inconsistent with local character and Harm the setting of settlements, respectively.
11. LP Policy ESD15 seeks to secure development that would complement and enhance the character of its context through sensitive siting, layout and high-quality design meeting high design standards and complementing any nearby

heritage assets. There are additional requirements within this policy from 17no. bullet points. However, I find these requirements would be more applicable at Reserved Matters stage. Saved LP Policy C33 seeks to preserve a view or feature of recognised amenity, amongst other things.

12. LP Policy Villages 2 (V2) surrounds 'Distributing Growth across the Rural Areas' where the first part of the policy confirms that 'A total of 750 homes will be delivered at Category A villages' and that sites will be identified through, amongst other things, applications for planning permission. From the evidence, I find that it is highly likely that this number will have been exceeded. However, this figure is not a ceiling, and I am mindful of the Government's objective to significantly boost the supply of homes. I am also satisfied that the number of dwellings involved in the scheme would not harm the Council's housing strategy. Additionally, whilst recognising the policies within the NP, particularly BL1, BL2, BL6 and BL7 as highlighted in the SoCG, the NP does not expressly have a policy that prohibits the principle of residential development outside the 'built-up limits' of Bloxham.
13. The appellant submitted a Landscape and Visual Appraisal¹ (LVA) with the application, which I have had regard. I also viewed the site from majority of locations identified in the LVA and am satisfied that I saw everything I need to assess the impact of the development. I note the conclusions of the Council in respect of the LVA and that it does not disagree with the overall conclusions in the LVA and does not object to the application on grounds of landscape impact. Overall, it was considered that subject to hedgerow planting on the north and western boundaries of the site the proposal would not adversely affect the wider landscape. The Council confirmed verbally at the event, that its concern was more localised. I do not disagree with this view.
14. There is no doubt that erecting up to 30no. dwellings on this greenfield site would result in a change to its character and appearance, but overall, I do not find this change to be harmful. Given the proximity of the site to neighbouring development, particularly the residential scheme at Crab Tree Close, which is on the opposite side of Ells Lane to the site. Whilst Ells Lane has a rural character, the end of the road where the site is located is less rural in character due to the A361 and Crab Tree Close and the highways and residential paraphernalia respectively. For this reason, I do not share the concerns raised in respect of the visual impact of the proposed highways works that would occur as part of the proposed development.
15. Whilst the development would extend beyond Ells Lane in the direction of Banbury, I do not find that the proposed development would harm the existing gap between Bloxham and Banbury. Furthermore, given the form of the settlement at its northern end, in particular the residential development on the western side of the A361, I consider that the scheme would not harm the setting of Bloxham. The growth of Bloxham as a result of the proposed development would be organic, relating well to the pattern of development in the existing settlement. Whilst a proposed site plan has been provided this is for indicative purposes only. Nonetheless, I am satisfied that a suitable residential scheme could be achieved at Reserved Matters stage.
16. On balance, the above factors lead me to conclude that the proposed development would be in a suitable location, with reference to the housing

¹ Landscape and Visual Appraisal by Zebra Landscape Architects, dated January 2023

strategy for the area. The development of the appeal site would represent an accessible location, which I shall explore in more depth on the next main issue. This would maintain the vitality of the local community and based on the particular circumstances of this scheme would weigh in favour of the site being considered an appropriate location for residential development.

17. For the reasons given above, I find that the proposed development would not conflict with local and national planning policies, which seek to achieve a sustainable pattern of residential development. Although there would be minor conflict with the first part of LP Policy V2, I have found that there would be no conflict with the Council's overall development strategy in this policy. Additionally, I have found that the proposed development would not have a poor and incongruous relationship with the form, character and pattern of the existing settlement in accordance with LP Policies ESD13, ESD15 and saved Policy C33. Therefore, when the development plan is taken as a whole, I find the minor conflict with LP Policy V2 is clearly outweighed. Furthermore, the location of the proposed development can be considered sustainable as it would accord with guidance contained within the Framework.
18. Saved LP Policies C28 and C30 has been referred by the Council in relation to refusal reason no.1 on its decision notice. However, saved LP Policies C28 and C30 focus upon standards of layout, design and external appearance and the effect on existing dwellings, amongst other things. These are matters that would be thoroughly assessed at Reserved Matters stage. Consequently, I find the above policies are not directly applicable to this main issue.

Access to local services/facilities

19. It is agreed that local services and facilities in Bloxham are located approximately 800m from the site. At the event, a discussion took place surrounding the condition of the A361, as I had noted the presence of footpaths and street lighting during my site visit. It was also accepted by the parties that a regular local bus service² operated along this road to both Banbury and Chipping Norton. The closest bus stops for travel in both directions is approximately 100m away from the site in the direction of Bloxham and in proximity of Chipperfield Park Road.
20. When discussions took place at the event surrounding these matters and there bearing on the accessibility to facilities and services, the Council advised that if the footpath to the proposed development was installed then it would make the development accessible. I accept the concerns that the Council has raised with regards to the visual impact of the proposed footpath and the other highways works, but do not find the existing conditions prohibitive to the accessibility of the site. I am also mindful that the Framework recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Nonetheless, I consider that alternative transport options exist. Given my own experiences driving/walking in the locality, I find that the site is within a safe and reasonable distance of a range of local services and facilities, with genuine opportunities to walk, cycle or utilise public transport.
21. For the reasons given above, I conclude that the development is in a suitable location with particular regard to access to local services/facilities. Consequently, the development would accord with the strategic aims of LP

² No's 488 and 489

Policies ESD1 and V2, which collectively encourage development to be located in the most sustainable locations, well located to services and facilities, amongst other things. The scheme also accords with the requirements of the Framework.

22. LP Policy ESD15 has been referred by the Council in relation to refusal reason no.2 on its decision notice. However, this policy relates to the character of the built and historic environment, therefore I find it is not directly applicable to this main issue.

Best and most versatile agricultural land

23. The Council has confirmed that it used its own records and the London and South East Regional Agricultural Land Classification Map by Natural England (the Natural England map) in reaching its conclusion on this matter. However, putting aside the existing equestrian use of the site, the appellant has produced an Agricultural Land Classification Report³ (ALCR), which is specific to the site. Given that the ALCR appears to have been produced by a suitably qualified authority and in the absence of an equivalent report on the part of the Council, I have given it significant weight.
24. The Framework requires decisions to contribute to and enhance the natural and local environment by recognising the economic and other benefits of the best and most versatile agricultural land, which is defined as land in grades 1, 2 and 3a of the Agricultural Land Classification. Whilst the Council is of the view that the site comprises grade 1 agricultural land, this is based upon evidence, which in the case of the Natural England map recognises that it represents a generalised pattern of land classification. The ALCR has been produced specifically for the site and concludes that the site has a classification of sub-grade 3b. In the absence of substantiated evidence to the contrary, I have found no good reason to conclude that the ALCR is unreliable in this or any other significant respect.
25. For the above reasons, the proposed development would not harm the availability of best and most versatile agricultural land. Therefore, the scheme does not conflict with the agricultural and economic aims of LP Policies BSC2, V2 and the requirements of the Framework.

Planning obligation

26. The parties have completed the s.106 in conjunction with Oxfordshire County Council which includes a number of obligations to come into effect if planning permission is granted. I have considered these in light of the statutory tests contained in Regulation 122 of The Community Infrastructure Levy (CIL) Regulations 2010 and paragraphs 55 and 57 of the Framework.
27. The s.106 contains various provisions. It secures the on-site provision of 35% affordable housing in accordance with the requirements of LP Policy BSC3. A mix of affordable rented, shared ownership and First Homes properties is secured in broad accordance with requirements set out by the Council's Housing Strategy and Development Team.
28. Provisions/contributions related to public open space and play provision, including the delivery and/or maintenance of informal open space, hedgerows,

³ Agricultural Land Classification Report by Fisher German, dated November 2022

mature trees, new and mature woodland, a local equipped area of play and sustainable drainage systems are justified in accordance with LP Policies INF1, BSC10, BSC11 and ESD7 as well as guidance contained within the Developer Contributions Supplementary Planning Document (February 2018) (the SPD). Potential commuted maintenance sums have been calculated in accordance with the Council's standard formulae.

29. There is also an intention to deliver a net gain in biodiversity in accordance with the requirements of LP Policy ESD10. However, there is some dispute between the parties as to whether the scheme should deliver a 'measurable net gain' or 'an overall percentage net gain of at least 10% above the base line'. I have no doubt that biodiversity enhancements are justified, but I am not convinced that currently anything other than a 'measurable net gain' is justified.
30. The s.106 also makes provision for various financial contributions towards Education (Primary and Special Needs), Transport Services, Community Hall Facilities, Indoor and Outdoor Sport facilities and Waste. In accordance with the requirements of LP Policies INF1, BSC10 and BSC12, as well as with the guidance contained within the SPD these provisions are all justified to secure improvements to existing infrastructure.
31. Health care is another matter that is subject of a financial contribution within the s.106. I do not doubt that there is demand on such services, particularly at Bloxham Surgery and that the proposed development would likely add to the existing demand. However, the appellant has provided 2no. judgments⁴ to support his position that there is no justification for such a contribution. I consider these judgments to be material considerations on this issue, which attract significant weight.
32. The Council in response have cited an appeal decision⁵ to support its position on this matter. Whilst this appeal decision was issued after the Leicester judgment, I have not been made aware if the Leicester judgment was before that Inspector. In the case of the Worcester judgment, this was issued after the cited appeal decision. In light of the judgments advanced by the appellant, I am not convinced that such a contribution towards health care has been justified, particularly as the Bloxham and Hook Norton Surgery Patient Participation Group raise concerns themselves stating: 'funds are more than likely to go to other practices with a higher priority within their area' and 'it is unclear if any funds could be given directly to Bloxham and Hook Norton Surgery to fund a new consulting room'.
33. Various highways works would also be secured through the s.106. These highway works would be in accordance with a Highways Agreement to be entered into, to include the provision of site access, footpath provision/improvements, the relocation of a speed limit sign and road markings. This is justified to provide the legal certainty that these works would indeed take place in a timely manner. I am also satisfied that the monitoring fees secured for both the District and County Council are proportionate and reflect the actual costs of monitoring. I am also content that, from the evidence

⁴ R. (on the application of University Hospitals of Leicester NHS Trust v Harborough DC) [2023] EWHC 263 (Admin) (the Leicester judgment) and Worcestershire Acute Hospital NHS Trust [2023] EWHC 1995 (Admin) (the Worcestershire judgment)

⁵ APP/C3105/W/23/3315849

before me, both the legal agreement and a supplemental Deed of Covenant, which ensures the agreed obligations are secure, are fit for purpose.

34. In view of the above, apart from reference to 10% bio-diversity net gain and the contribution towards health care, I consider the obligations set out in the s.106 are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind. Therefore, they meet the tests within CIL Regulation 122 and those set out in paragraph 57 of the Framework. As such, I have taken them into account in reaching my decision. Consequently, I conclude that there is no longer any conflict with LP Policy INF1, the SPD or the Framework.

Other Matters

35. I have had regard to the number of objections received from local residents and others, as part of this appeal. I also note the views expressed by the local councillors who attended the Hearing, expressing a wide range of concerns including, but not limited to the following: Housing growth in Bloxham; Insufficient infrastructure, including the General Practice surgery, which is an accredited Veteran Friendly Service; The NP being updated; Highway safety; Congestion in the village centre; Low water pressure; Other development in the area and flooding, amongst other things. However, I note that these matters were considered where relevant by the Council when it determined the planning application. Whilst I can understand the concerns of the interested parties, there is no compelling evidence before me that would lead me to come to a different conclusion to the Council on these matters.

Conditions

36. I have considered what planning conditions would be appropriate in light of the discussions at the Hearing, making amendments and minor corrections, where necessary, to ensure clarity and compliance with the tests contained within Paragraph 56 of the Framework and the Planning Practice Guidance. In addition to conditions relating to the time limit for implementation, for reasons of certainty a condition requiring the development to be undertaken in accordance with approved plans/documents is necessary.
37. A pre-commencement condition relating to the submission of a Reserved Matters application is reasonable and necessary for the avoidance of doubt and to define the permission. Pre-commencement conditions for an Archaeological Written Scheme of Investigation and associated works; Access (highways); Construction Environment and Traffic Management Plan; Construction Environmental Management Plan; Landscape and Ecology Management Plan; Acoustic insulation; Surface water drainage scheme and an arboricultural method statement are all reasonable and necessary in the interest of the living conditions of neighbouring occupiers, highways safety and the environment. With regard to the archaeological condition, the suggested wording by the appellant was accepted verbally at the event by the Senior Archaeologist at the County Council.
38. A pre-occupation condition regarding the submission of a record of the installed SuDS and site wide drainage scheme is reasonable and necessary in the interest of the environment. Other conditions have been included surrounding the contamination, the landscaping scheme and Building Regulations, which are all reasonable and necessary in the interest of satisfactory living conditions of

future occupiers, character and appearance and water efficiency.

Planning Balance and Conclusion

39. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires this appeal to be determined in accordance with the development plan unless material considerations indicate otherwise.
40. The appeal scheme would accord with the development plan, when considered as a whole, and there are no other material considerations, including the provisions of the Framework, that indicate it should be determined other than in accordance with the development plan. Accordingly, whilst there is an obvious dispute between the parties surrounding the Council's Housing Land Supply position and it was identified as a main issue at the event, it is not determinative to this appeal. Thus, it has not been necessary for me to consider such matters. Furthermore, given my conclusions on the main issues, the proposed development would also amount to sustainable development in the context of LP Policy PSD1 and the Framework.
41. For the reasons given above, I conclude that the appeal should be allowed.

W Johnson

INSPECTOR

SCHEDULE OF CONDITIONS

Time Limit

- 1) Details of the layout, scale, appearance, and landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Approved Drawings

- 3) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with drawings numbered PL001 (Location Plan), SK01 C (Proposed Access Arrangements) and SP01 B (Swept Path Analysis Refuse Vehicle).

Pre-commencement

- 4) Prior to any demolition and the commencement of the development a suitably qualified archaeologist shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.
- 5) Following the approval of the Written Scheme of Investigation referred to in condition no.4, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.
- 6) No development shall commence unless and until full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.
- 7) No development shall commence unless and until a Construction Environment and Traffic Management Plan (CETMP) has been submitted to and approved in writing by the Local Planning Authority. The CETMP shall include a commitment to deliveries only arriving at or leaving the site outside local peak traffic periods and the following:

- The CTMP must be appropriately titled, include the site and planning permission number;
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site;
- Details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents;
- Details of and approval of any road closures needed during construction;
- Details of and approval of any traffic management needed during construction;
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway;
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions;
- The erection and maintenance of security hoarding / scaffolding if required;
- A regime to inspect and maintain all signing, barriers etc;
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided;
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc;
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500;
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc;
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted;
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution;
- Any temporary access arrangements to be agreed with and approved by Highways Depot; and,
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

The approved CETMP shall be implemented and operated in accordance with the approved details.

8) No development shall commence unless and until full details of a scheme for acoustically insulating all habitable rooms within the dwelling(s) such that internal noise levels do not exceed the criteria specified in Table 4 of the British Standard BS 8233:2014, 'Guidance on sound insulation and noise reduction for buildings', shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the dwelling(s) affected by this condition shall be insulated in accordance with the approved details prior to the first occupation of the affected dwellings and shall be retained and maintained as such thereafter.

9) No development shall commence, unless and until a specialist acoustic consultants report that demonstrates that the World Health Organisations guideline noise value for outdoor areas of 50 dB LAeq (16 hr) or less can be achieved during the time period 07:00 to 23:00 hrs for domestic gardens and recreation areas used in common has been submitted to and approved in writing by the Local Planning Authority. Where acoustic barriers, planting or other features are required to achieve this standard full details of these elements shall be submitted with the report for approval. Thereafter and prior to the first occupation of the affected dwellings and the first use of the common areas, the acoustic barriers shall be installed and retained in accordance with the approved details.

10) No development shall commence, unless and until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:

- Risk assessment of potentially damaging construction activities;
- Identification of 'Biodiversity Protection Zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

11) No development shall commence unless and until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved LEMP.

12) No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full accordance with the approved details before the development is completed.

13) No development shall commence unless and until an arboricultural method statement in line with BS5837:2012 is to be submitted for review, outlining protective measures, and working practices to allow retention of the trees.

Pre-occupation

14) Prior to first occupation of any dwelling, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- As built plans in both .pdf and .shp file format;
- Photographs to document each key stage of the drainage system when installed on site;
- Photographs to document the completed installation of the drainage structures on site;
- The name and contact details of any appointed management company information.

Other

15) If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

16) The landscaping scheme submitted with the Reserved Matters application shall include:

- a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- location, type and materials to be used for hard landscaping including specifications, where applicable for: a) permeable paving, b) tree pit design, c) underground modular systems, d) Sustainable urban drainage integration, e) use within tree Root Protection Areas (RPAs);
- a schedule detailing sizes and numbers/densities of all proposed trees/plants; and,
- specifications for operations associated with plant establishment and maintenance that are compliant with best practise.

17) The development shall be constructed so as to meet as a minimum the higher Building Regulation standard for water consumption limited to 110 litres per person per day.

****End of Schedule****

APPEARANCES

FOR THE APPELLANT:

Mrs K Parsons LLB (Hons) MSc (agent)	Director, RCA Regeneration
Mr D Weldon BSc (Hons) MSc	Development Manager, Deeley Homes
Mr S Harris BSc (Hons) MRTPI	Managing Director, Emery Planning
Mr J Bullock BA (Hons) PgDip CMLI	Director, Zebra Landscape Architect
Mr K Sykes MEng MCIHT	Associate Director, Rappor Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Mr N Stock BA(Hons) DipTP MRTPI	Development Management Team Leader, Cherwell District Council (CDC)
Mr J Goodall MA (Cantab) MSc	Director, Strategic Planning Research Unit, DLP Planning Limited
Mrs E Whitley BSc (Hons) MSc MRTPI	Senior Planning Officer, CDC
Mr T Darlington	Senior Community Infrastructure Officer, CDC
Mr R Oliver	Infrastructure Funding Negotiator, Oxfordshire County Council (OCC)
Mr R Oram	Senior Archaeologist, OCC

INTERESTED PARTIES:

Cllr D Hingley	CDC
Cllr A Neil	CDC
Cllr Dave Bunn (Chairman)	Bloxham Parish Council (BPC)
Cllr Steve Craggs	BPC

HEARING DOCUMENTS

- A S106 and accompanying letter, dated 17 January 2024.
- A 223 signature petition presented by BPC at the event.
- Written comments by the appellant on the Framework, dated 5 January 2024
- The HLS SoCG, dated 5 January 2024
- CDC and OCC CIL Compliance Statements
- The SoCG, dated 8 January 2024
- An application for Costs from the appellant, dated 9 January 2024
- A response to the Costs application from the Council, dated 10 January 2024