

**OUTLINE PLANNING APPLICATION FOR THE
DEVELOPMENT OF UP TO 370 HOMES, PUBLIC
OPEN SPACE (INCLUDING PLAY AREAS AND
WOODLAND PLANTING), SPORTS PITCHES AND
PAVILION, DRAINAGE AND ENGINEERING WORKS,
WITH ALL MATTERS RESERVED (APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE) EXCEPT FOR
VEHICULAR AND EMERGENCY ACCESSSES TO
BICESTER ROAD**

PLANNING STATEMENT

LAND AT GOSFORD – PART OF ALLOCATION PR7A

**FOR BARWOOD DEVELOPMENT SECURITIES LTD AND
THE TRUSTEES OF THE PHILIP KING HOMES TRUST**



Pegasus Group

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

 **DESIGN**  **ENVIRONMENT**  **PLANNING**  **ECONOMICS**  **HERITAGE**

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

CONTENTS:

1.0 INTRODUCTION	1
2.0 THE SITE AND SURROUNDING AREA	4
3.0 THE PROPOSED DEVELOPMENT	7
4.0 STATEMENT OF COMMUNITY INVOLVEMENT	13
5.0 PLANNING POLICY CONTEXT	16
6.0 TECHNICAL ASSESSMENT.....	30
7.0 PLANNING ASSESSMENT.....	49
8.0 PLANNING GAIN	69
9.0 SUMMARY AND CONCLUSIONS.....	72

Appendix 1: PR7a Policy Matrix Table

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of Barwood Development Securities Ltd and the Trustees of the Philip King Homes Trust (registered charity No. 267458) hereafter the "**Applicant**" or "**Barwood**". This Statement supports an application for outline planning permission for Land at Gosford (the "**Site**"). The Site is allocated for residential development in the adopted Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review, through Policy PR7a.

1.2 The Applicant is seeking outline planning permission for:

"Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road."

1.3 This statement draws on the supporting reports provided as part of the application package and should be read in conjunction with them. The material submitted in support of this application is as follows:

- Application Forms
- Plans for Approval
 - Site Location Plan (Dwg No. CSA/3263/118)
 - Access Strategy (Dwg No. 10669-SK-05 Rev A)
 - Development Framework Plan (Dwg No: CSA/3263/123 Rev B)
 - Landscape Strategy Plan (Dwg No. CSA/3263/124)
- Planning Statement (incl Affordable Housing Statement and draft S106 HoT) (ref. P18-2523PL – March 2022)
- Employment, Skills and Training Plan (Pegasus P18-2523 – March 2022)
- Health Impact Assessment (Pegasus P18-2523/R001v5)
- Air Quality Assessment (Brookbanks 10669 AQ01 Rv 1)
- Flood Risk Assessment (Brookbanks 10669 FRA01 Rv 1)
- Geo-Environmental Phase 1 Desk Study (Brookbanks 10669 DS01 Rv 1)

- Noise Assessment (Brookbanks 10669 NA01 Rv 1)
- Transport Assessment (Brookbanks 10669 TA01 Rv1)
- Residential Travel Plan (Brookbanks 10669 TP01 Rv 1)
- Service Supply Statement (Brookbanks 10669 SS01 Rv 1)
- Design & Access Statement Part 1 (incl PROW statement) (CSA/3263/12/Rev B – March - 2022)
- Biodiversity Improvement & Landscape Management Plan (CSA/3263/10/Rev D)
- Ecological Impact Assessment (incl BNG Assessment, DEFRA Metric 3.0 Rev 1.3) (CSA/3263/09/Rev B)
- Heritage Assessment (CSA/3263/07 Rev B)
- Landscape and Visual Impact Assessment (CSA/3263/06 Rev A)
- Arboricultural Impact Assessment (BHA C.2999 – 22 Feb 2022)
- Archaeological Evaluation Report (Oxford Archaeology Issue 1 GOLEV)
- Archaeological Geophysical Survey (MOLA Report 21/079, Site Code KID 21)
- Topographical Survey (Dwg No. 36516_T Rev 0)

1.4 In a screening direction dated 11th October 2021 the Secretary of State confirmed by letter (ref: PCU/EIASCR/C3105/3282999) that the proposed development is not Environmental Impact Assessment development, therefore an Environmental Statement has not been submitted.

1.5 The Site forms the majority part of the wider PR7a allocation; the field immediately to the north (hereafter referred to as the "**Hill Land**") which forms the remainder of the allocation is controlled by Hill Residential Ltd ("**Hill**"). Barwood and Hill have worked jointly to agree the parameters for the whole allocation, in order to achieve a comprehensive development delivered in accordance with the requirement of Local Plan Partial Review policy PR7a, and the draft Development Brief for the allocation. Hill will be bringing forward a full planning application for the development of the Hill Land separately in 2022.

1.6 Barwood are a Midlands-based land promoter of residential development land, with a strong track record delivering schemes of various sizes, across the UK. Barwood successfully promoted the Site for removal from the Green Belt and allocation for residential development to meet identified housing

needs through the Cherwell Local Plan Part 1 Partial Review process. Following the allocation of the Site for residential development Barwood have engaged positively and constructively with the Council in the preparation of the emerging draft Development Brief for the PR7a allocation, they have also maintained regular contact with both Gosford and Water Eaton Parish Council and Kidlington Parish Council throughout. They are now promoting the Site for development in full accordance with the local aspirations, as set out in Development Plan policy and the emerging Development Brief, through this outline planning application.

1.7 This planning statement is structured as follows:

- Section 1 - Introduction
- Section 2 – The Site and Surrounding Area
- Section 3 – The Proposed Development
- Section 4 – Statement of Community Involvement
- Section 5 – Planning Policy Context
- Section 6 – Technical Assessment
- Section 7 – Planning Assessment
- Section 8 – Planning Gain
- Section 9 - Summary and Conclusions

1.8 This statement summarises the content of the planning application. It assesses the merits of the planning application against prevailing planning policies at both the national and local level, as well as addressing other material considerations. It demonstrates that the proposals are in accordance with national and local planning policies, when read as a whole.

1.9 Having established that the proposed development complies with the policies of the Development Plan, and that the '*presumption in favour of sustainable development*' (the "**Presumption**") as set out in the 2021 National Planning Policy Framework ("**NPPF**") paragraph 11c applies, it is concluded that in accordance with the Presumption, the application should be approved without delay.

2.0 THE SITE AND SURROUNDING AREA

Site Description

- 2.1 The Site comprises three arable fields extending to approximately 27.75ha. It is allocated for development as part of allocation PR7a ('Land South East of Kidlington') within the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need (the "**Partial Review**" or "**LPPR**").
- 2.2 There are no built structures on the Site, although two lines of post mounted overhead wires cross the Site's southern field, and the south-eastern corner of the central field. A public footpath (PRoW 229/4/30) runs along the eastern edge of the southern field, and a short section of the central field.
- 2.3 The northern field is irregular in shape, indented to the north-west by the Kidlington Cemetery and former allotments, and indented to the east by the rear gardens of properties along Water Eaton Lane. Field boundaries comprise a mixture of established tree belts to the eastern, western and southern boundaries. The northern boundary is scrubbiest and more overgrown, whilst the boundary to the cemetery / former allotments comprises a recently planted hedgerow. A field gate in the south-western corner of the field, provides farm access from Bicester Road. Post and wire fencing also lines the northern, eastern and southern field boundaries, whilst post and rail fencing lines the western field boundary and the edge of the cemetery / former allotments.
- 2.4 The central field is rectangular in shape with established tree belts to its boundaries. A field gate in the north-western corner of the field provides farm access from the adjacent fields. Post and wire fencing lines the southern, western and northern field boundaries, whilst post and rail fencing lines the eastern field boundary. Two stiles are located in the south-eastern corner of the field, allowing public footpath access across the south-eastern corner of the field.
- 2.5 The southern field is irregular in shape, and the southernmost part of the field is fenced off with post and wire fencing, with a field gate at roughly the

midpoint. The field boundaries are defined by established tree belts and a combination of post & rail and post & wire fencing. A gap in the north-western corner of the field provides farm access to the adjacent field, whilst a stile in the north-eastern and south-eastern corners allows public footpath access along the eastern edge of the field.

- 2.6 The Site is predominantly flat, with a very gradual east facing slope. There is a low point of approximately 60 m Above Ordnance Datum ("**AOD**") on the eastern Site boundary and a highpoint of approximately 65 m AOD on the western boundary.

Local Context

- 2.7 The Site is located on the south-eastern edge of Kidlington and Gosford, approximately 8 km north of the city of Oxford, 12 km south-west of Bicester and 18 km north of Abingdon-on-Thames. It is located within the parish of Gosford and Water Eaton in the south of Cherwell District, near the boundaries with West Oxfordshire District, Vale of the White Horse District, Oxford District and South Oxfordshire District.
- 2.8 The Hill Land, immediately to the north of the Site and which forms the remainder of the 'Land South East of Kidlington' allocation, comprises a single arable field. The field is bound by tree lined field boundaries to the east and west, which separate the field from Water Eaton Lane and Bicester Road respectively. Beyond this to the north is a triangular cluster of dwellings on Beagles Close and fronting Water Eaton Lane. The built-up eastern part of Kidlington continues northwards, predominantly to the west of Bicester Road, with a small cluster of properties on the eastern edge of the road. Bicester Road continues north-east, joining the A34.
- 2.9 To the west of the northern part of the Site is Bicester Road, with the Kidlington Cemetery and an area of disused former allotments indenting the north-western corner of the Site. Residential development lies west of Bicester Road, with a large Sainsbury's supermarket located at the roundabout junction with Oxford Road and Frieze Way. The southernmost part of the Site is bound by Oxford Road, which continues south over the A34

and towards Oxford. Stratfield Brake sports ground also lies to the immediate south-west of the roundabout junction.

- 2.10 To the south, the Site is bound by the point at which Oxford Road crosses the A34 and the railway line. The Oxford Parkway train station and park & ride, lie immediately to the south-east. Due south is the North Oxford Golf Course, which forms part of the strategic allocation for growth at North Oxford.
- 2.11 The southern part of the Site is bound to the east by the A34, with the mainline railway line lying just beyond, running roughly parallel to the A34 at this point. The northern part of the Site is bound by the rear gardens of properties along Water Eaton Lane and a small triangular shaped field which is largely overgrown with scrub. Beyond the properties is an arable field and then the A34. Beyond the A34 and the railway line, the landscape comprises large arable field with scattered farmsteads. The villages of Islip and Woodeaton lie roughly 2km to the north-east of the Site, and 3km due east of the Site respectively.

3.0 THE PROPOSED DEVELOPMENT

3.1 This application seeks outline planning permission for:

"Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road."

3.2 In January 2022 Cherwell District Council issued a consultation draft Development Brief for the site entitled 'PR7a Land South East of Kidlington Development Brief - Draft for Consultation' (the "**draft Brief**"). The application seeks to address the requirements of the Brief in full.

3.3 The detailed design of the proposed development (except for vehicular and emergency accesses from the Bicester Road) is not submitted for approval at this time. This will be subject to a future submission for the approval of the reserved matters of appearance, landscaping, layout and scale. A full and detailed description of the proposed development is provided at Section 4 of the submitted Design and Access Statement Part 1, in summary the key features of the development proposals are;

Land Use and Amount

3.4 The total site area extends to some 27.75ha. The application seeks approval for the provision of up to 370 new homes, at an assumed average density of 37.5dw/ha, on a net developable area of 9.89ha. 50% of the new homes proposed will be 'affordable' as defined by the NPPF and as required by Policy PR7a-2.

3.5 As shown on the Development Framework Plan, there will be some 17.72 ha of Green Infrastructure within the site, which will include; land for 4.0 ha of sports pitches, and a Sports Pavilion/Clubhouse (250msq); 0.6 ha of land for

allotments; some 0.29 ha of land for children's play, including a combined Local Equipped Area of Play/Local Area of Play (LEAP/LAP) to the north, and a LEAP/Neighbourhood Equipped Area of Play/Multi-Use Games Area (LEAP/NEAP/MUGA) to the south west; SUDS features comprising of 2 drainage basins and a swale, occupying an area of some 1.1 ha.

- 3.6 The remaining area of Green Infrastructure includes a large area created as public open space to the south of the site, on land which remains in Green Belt, and also for the delivery of a 3m high noise bund with a 3 m high fence alongside the south-eastern boundary of the site nearest to the A34, providing screening and a noise barrier between the application site and the A34.

The Development Framework Plan

- 3.7 The Development Framework Plan (Dwg CSA/3262/123 Rev B) for the Application Site has been structured to follow the masterplan proposals contained within the draft Brief. In accordance with the Vision established by it, the Development Framework Plan creates the basis of an attractive new residential neighbourhood which will be fully integrated and connected with the surrounding built environment.
- 3.8 In accordance with the allocation of the overall PR7a Site and the draft Brief, the southern part of the Application Site will be retained within the Green Belt to accommodate land for 4ha of sports pitches and additionally allotments with associated parking, a community sports pavilion, informal parkland, and new and enhanced woodland planting.
- 3.9 To the north, a series of interconnected green corridors run north-south and east-west through the Application Site. These green corridors are located along the Application Site's existing tree belts and hedgerows, which will be retained and enhanced to provide structure and character to the green infrastructure framework. These green corridors, or 'greenways', form multifunctional places accommodating new traffic free routes for walking and cycling, space for informal recreational, and new children's play areas. Critically, they will also safeguard existing wildlife corridors.

- 3.10 The Development Framework Plan promotes healthy place shaping through the provision of the new routes for walking and cycling, which connect to the existing on-site public footpath (pedestrian connections only), Oxford Road, and Bicester Road. This new neighbourhood will benefit from improved and enhanced connectivity to a number of nearby important destinations, including Oxford Parkway Railway Station, Water Eaton Park and Ride and the Stratfield Brake sports ground. Furthermore, the significant areas of new accessible public open space, woodland planting, allotments, and children's play spaces, will also promote healthy lifestyles and a strong sense of wellbeing.
- 3.11 Building heights are to be controlled through adherence to the submitted Design and Access Statement, which is expected to be incorporated into any grant of permission, by condition. Figure 4.4 therein, demonstrates the strategy for building heights across the site, consistent with the strategy in the draft Brief. It identifies where zones of 2-3 storey, and 2-2.5 storey development will be appropriate within the site.

Vehicular Access

- 3.12 Vehicular access to the Bicester Road is not a reserved matter, which means that detailed approval is sought for both the principal vehicular access and emergency vehicle access points as part of this submission.
- 3.13 The principal access will be created via a new T junction with ghost right turn, and this will serve as the main access point onto the Site. This access point will lead directly to one of the new neighbourhood's primary streets. The carriageway of the access point will be a minimum of 5.5m wide and incorporate a shared footway / cycleway on either side of the carriageway.
- 3.14 The Development Framework Plan shows how a primary street link will be provided to the Hill Residential part of the PR7a Site. The exact location of this access point has been agreed between Barwood and Hill to ensure the two parts of the allocated site will be fully integrated with each other, to deliver a comprehensive whole (Policy PR7a-8). The detail of the access is illustrated on Brookbanks Access Strategy Plan Dwg No. 10669-SK 5 Rev A.

3.15 Emergency access is also proposed at a point to the south of the principal vehicular access. This is a necessary requirement for Barwood, as they cannot compel the completion of the primary street to the north over the Hill land which would provide a second point of access to the Bicester Road. It is necessary, therefore, to secure a secondary means of vehicular access for use in emergencies. It will also be available at all times for pedestrians and cyclists, thereby further enabling connectivity and ease of pedestrian/cycle accessibility to the site on an east/west axis and to existing facilities on the Bicester Road. In particular, it is located to link into the existing pedestrian crossing adjacent to the Sainsbury Foodstore. This access is also shown on Brookbanks Access Strategy Plan Dwg No. 10669-SK 5 Rev A.

Pedestrian and Cycle Access

3.16 The draft Brief sets out the importance of maximising connectivity for pedestrians and cyclists. Therefore, in addition to the pedestrian and cycle connectivity afforded by the above-mentioned vehicular access points and emergency access point, the following pedestrian and cycle connections are also proposed:

- A pedestrian access point onto Bicester Road.
- Two pedestrian and cycle access points onto Bicester Road. The southern pedestrian and cycle access point coinciding with The Greenway.
- A pedestrian and cycle connection onto Oxford Road, coinciding with The Greenway.
- Three pedestrian connections to the existing public footpath, which runs through the Site.

3.17 In addition, the existing footpath through the site (PRoW 229/4/30) will be retained along its current alignment.

The Greenway

3.18 The Greenway comprises the key pedestrian and cycle route through the new neighbourhood, providing a traffic-free route between Bicester Road and

Oxford Road. Therefore, it will facilitate connectivity to both Oxford Parkway Station and Water Eaton Park-and-Ride, as well as the existing settlement edge of Kidlington. The Greenway will be accommodated along a 5.0m wide route, and its design will be compliant with Local Transport Note 1/20 (LTN1/20).

Pedestrian and cycle routes

- 3.19 Away from The Greenway, the other combined pedestrian and cycle routes will be 3.0m in width. LTN1/20 permits 3.0m wide shared surface combined pedestrian and cycle routes. They will allow users to walk or cycle side by side and negotiate the space when passing.

Delivery Plan and Phasing

- 3.20 Policy PR7a-20 identifies the need to establish a 'Delivery Plan' for the site, specially it states;

The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing.

- 3.21 It is expected that the application site will be built out as a single-phase development, with a single 'outlet' (ie a single housebuilder) delivering the whole scheme, with an expected sales rate of 50 – 60dw/yr. Necessary supporting infra-structure, in particular that related to provision of the POS, drainage, allotments, sports pitch area and clubhouse, will be secured through a S106 Agreement as part of the Outline Planning Permission. Hill will be responsible for delivery of their own site, and this would represent a second outlet for the allocation. Barwood will ensure that the Primary Street within their land will be constructed to the site boundary.

3.22 The trajectory below establishes a potential and reasonable timetable for the implementation of the permission and development of the site reflective of the policy requirement for development to be complete by 2031:

- a) Outline application submission and determination Q1 – Q3, 2022
- b) Barwood disposal Q4 2022 – Q2 2023
- c) Reserved matters application submission and determination– Q3 2023 – Q1 2024
- d) Start on site Q2 2024
- e) First sales – Q4 2024
- f) Completion by Q1 2031.

4.0 STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 The Applicant and agent have sought to engage positively with both Water Eaton Parish Council and Kidlington Parish Council throughout their promotion of the site, including during the progression of the Development Plan, and also the period leading up to this application. The site falls wholly within the Parish of Gosford and Water Eaton and they specifically requested the site be referred to as Land at Gosford to acknowledge this, but given the close physical relationship with Kidlington Parish, the applicant has also maintained dialogue throughout with the Kidlington Parish Council.
- 4.2 The Applicant has also positively engaged with the Cherwell District Council and interested parties, who have been engaged in production of the draft Brief for the site. To this end, the applicant has attended Development Brief Workshops run by Cherwell Council and a number of meetings which have been held since October 2018.
- 4.3 The Vision Document for the Site prepared by Barwood's master-planners in **September 2017** demonstrated how the land could be brought forward as a comprehensive high-quality development. This was used as a tool to engage with the Council through the local plan evolution and as a tool to engage with the Parish Councils, to ensure there was a clear Vision to understand what was being proposed for the area.
- 4.4 The engagement to date is summarised below;

Community Engagement

Workshops

- 4.5 **On 5th October 2018**, a Land South East of Kidlington Development Brief Workshop (1) was held at Cherwell District Council in which a presentation was given by Barwood and their professional team. 70 attendees were invited by the Council including stakeholders, site promoters, landowners and parish councils.

- 4.6 The PR7a Stage 2 workshop was held on **21st September 2020**. This was hosted by the Council and run online via a virtual meeting with the following attendees: Oxfordshire County Council attendees, Barwood, Hill, Pegasus, CSA Environment, and Brookbanks. The meeting considered: the emerging draft framework, movement strategy, green and blue infrastructure and the urban design framework.

Parish Council meetings

- 4.7 **8th October 2018**, Barwood and Hill attended an in-person meeting with Kidlington Parish Council in which a presentation was given to discuss the Vision Document for the Site, wider issues concerning the Local Plan, and a Question-and-Answer session was held.
- 4.8 **18th February 2019**, correspondence with Gosford and Water Eaton Parish Council addressing the Local Plan Hearings and a policy update. Discussions were also held regarding the proposed provision of playing pitches and Green Belt matters.
- 4.9 **2nd April 2019**, an in-person meeting was held with Gosford and Water Eaton Parish Council and discussions addressed the formal sports pitch provision, the new community hub facility, the cemetery extension, the impact on Water Eaton Lane, and the AQMA to the north west of the Site. The meeting was attended by both Barwood and Hill.
- 4.10 **3rd April 2019**, correspondence from Gosford Parish Council regarding potential for joint Parish Council engagement.
- 4.11 **10th December 2019**, correspondence to Parish Council clerks seeking a joint meeting to discuss:
- The status of the Local Plan, the Main Modifications and likely timetable,
 - The implications for Site PR7a of the Main Modifications regarding scale of development and timetable for delivery,

- stakeholder engagement,
- the development brief process,
- the planning application timetable / process.

- 4.12 Meeting postponed by Parish Clerks due to delays in the Development Brief production. During December 2020 to March 2021, various attempts were made to arrange a meeting. However, both the prevalence of Covid, and the absence of the production of the draft Development Brief by Cherwell District Council, led to postponement of any meeting in this period.
- 4.13 Correspondence with Parish Clerks in **September 2020**. Progress being made by Cherwell District Council officers in producing the Development Brief addressed and query raised about the allotments. Parish Clerk to Kidlington Parish Council confirmed the allotments at Bicester Road are temporary plots and that the land is held to be released for cemetery use.
- 4.14 An in-person meeting with Water Eaton and Gosford Parish Council was held on **7th September 2021**. Discussions addressed the progress of the Development Brief, the cycle route into Oxford, traffic flows and drainage strategy. Further discussions were held with regard to the need for a community meeting room, and a development timeline.
- 4.15 A virtual meeting was held **11th January 2022** with Gosford and Water Eaton Parish Council and Kidlington Parish Council. Pegasus, Barwood and Hill were all in attendance to discuss the wider drainage strategy for the cemetery, positive links and access for cyclists and pedestrians onto the 'green ring' and the relocation of the allotments to the south of the Site, and provision of an emergency access.

5.0 PLANNING POLICY CONTEXT

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 The Development Plan relevant to this application consists of:

- Saved Policies of the Cherwell Local Plan (adopted 1996);
- Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (“**LP**”); and
- Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review - Oxford's Unmet Housing Need (adopted September 2020) (“**LPPR**”).

5.3 The National Planning Policy Framework (“**NPPF**”, July 2021) and relevant supplementary planning documents (“**SPDs**”) adopted by the Council are material considerations in planning decisions. Amongst these, and relevant to this outline planning application, are the Kidlington Masterplan SPD (December 2016) and the Developer Contributions SPD (February 2018). The draft Development Brief for allocation PR7a will also be a material consideration once it has been adopted by the Council.

The Development Plan

Saved policies from the Cherwell Local Plan (1996)

5.4 The Saved Policies of the Adopted Cherwell Local Plan 1996 remain part of the statutory Development Plan to which regard must be given in the determination of planning applications.

5.5 Saved policy **GB2 (Outdoor Recreation in the Green Belt)** states that the

change of use of land within the Green Belt for outdoor recreation purposes will normally be permitted provided there is no overriding agricultural objection; the visual impact on the rural landscape is not unduly harmful; and there is no other policy conflict. The policy provides support for new buildings in the Green Belt if they are small scale, essential and ancillary to the outdoor recreation use of the land and can be located unobtrusively.

- 5.6 According to saved policy **TR1 (Transportation Funding)**, before permitting development, the Council must be satisfied that transport measures needed as a consequence of allowing the development to proceed will be delivered.
- 5.7 Saved policy **C14 (Trees and Landscaping)** provides support for countryside management projects where all important trees, woodland and hedgerows are retained; the ecological value of the site will not be reduced; and new tree and hedgerow planting using species native to the area is provided.
- 5.8 Saved policy **C28 (Layout, design and external appearance of new development)** requires standards of layout, design and external appearance of development that are sympathetic to the development's context
- 5.9 Saved policy **C30 (Design of new residential development)** requires new housing development to be compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity, and to provide acceptable standards of amenity and privacy.
- 5.10 Saved policy **C31 (Compatibility of proposals in residential areas)** confirms that any development in existing and proposed residential areas which is not compatible with the residential character of the area or would cause an unacceptable level of nuisance or visual intrusion, will not normally be permitted.
- 5.11 Saved policy **C32 (Provision of facilities for disabled people)** provides support for measures that provide, improve or extend access facilities for disabled people.

Cherwell Local Plan Part 1 (2011 – 2031) re-adopted 2016

- 5.12 The LP was initially adopted by the Council in July 2015 and re-adopted in 2016 (to address Bicester Policy 13). It provides for the District's growth until 2031.
- 5.13 Policy **BSC 3 (Affordable Housing)** provides that developments at Kidlington that include 11 or more dwellings will be expected to provide at least 35% of new housing as affordable homes on site.
- 5.14 Policy **BSC 4 (Housing Mix)** states that new residential development will be expected to provide a mix of homes to meet current and expected future requirements, with the mix to be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions.
- 5.15 Policy **BSC 7 (Meeting Education Needs)** confirms the Council will work with partners to ensure the provision of facilities which provide for education and the development of skills. This policy is not considered directly applicable to the proposed development. However, is referenced having been identified in Appendix A of the draft Brief.
- 5.16 Policy **BSC 8 (Securing Health and Well-Being)** provides support for the provision of health facilities in sustainable locations. This policy is not considered directly applicable to the proposed development. However, is referenced having been identified in Appendix A of the draft Brief.
- 5.17 Policy **BSC 9 (Public Services and Utilities)** provides support for proposals which involve new or improvements to public services/utilities if they are required to enable successful delivery of sites and where they accord with other relevant Development Plan policies. The policy confirms that all new developments will be expected to include provision for connection to superfast broadband.
- 5.18 Policy **BSC 10 (Open Space, Outdoor Sport and Recreation Provision)** encourages partnership working to secure the provision of convenient access

to a sufficient quality and quantity of open space, recreation and sport provision. This is to be achieved through protecting existing sites, enhancing existing provision, improving access to existing facilities, securing new provision and ensuring new proposals contribute appropriately to open space, sport and recreation provision.

- 5.19 Policy **BSC 11 (Local Standards of Provision – Outdoor Recreation)** requires development proposals to contribute to the provision of open space, sport and recreation and to secure arrangements for its management and maintenance. Quantitative (Table 7) and qualitative (Table 8) standards for outdoor recreation provision are set out in the supporting text and the policy requires these to be met on site, or a financial contribution to be made towards suitable provision.
- 5.20 Policy **BSC 12 (Indoor Sport, Recreation and Community Facilities)** encourages the provision of community facilities and partnership working to ensure that built (indoor) sports provision is maintained in accordance with local quantitative (Table 9) and qualitative (Table 10) standards. Development proposals are required to contribute to the provision of new or improved facilities where the development would generate a need for sport, recreation and community facilities which cannot be met by existing provision.
- 5.21 Policy **ESD 1 (Mitigating and Adapting to Climate Change)** commits the Council to taking measures to mitigate the impact of development within the District on climate change, including through distributing growth to sustainable locations, delivering development that seeks to reduce the need to travel and which encourages the use of sustainable travel options, designing developments to reduce carbon emissions and use resources more efficiently and promoting the use of decentralised and renewable/low-carbon energy where appropriate. Adaption measures recommended for incorporation in new development include the use of resilient design approaches (such as passive solar design), using sustainable drainage and minimising flood risk, and reducing the effects of development on the microclimate (including through the provision of green infrastructure such as open space, water and planting).

- 5.22 Policy **ESD 2 (Energy Hierarchy and Allowable Solutions)** sets out the Council's energy hierarchy for seeking to achieve carbon emissions reductions. It seeks first to reduce energy use (particularly through sustainable design and construction); then to supply energy efficiently, prioritising decentralised supply; then to make use of renewable energy; and finally (lowest preference) to make use of allowable solutions (which secure carbon savings off site).
- 5.23 The supporting text to policy ESD 2 advises an Energy Statement will be required for major residential development proposals.
- 5.24 Policy **ESD 3 (Sustainable Construction)** encourages all development proposals to reflect high quality design and high environmental standards, demonstrating sustainable construction methods. The Council will seek a water use limit of 110 litres/person/day. The element of the policy relating to zero carbon development has been superseded by changes to Government policy.
- 5.25 Policy **ESD 4 (Decentralised Energy Systems)** encourages the use of decentralised energy systems, providing either district heating ("**DH**") or combined heat and power ("**CHP**"), in all new developments. A feasibility assessment for DH/CHP, including consideration of biomass fuelled CHP, is advised for all residential developments for 100 dwellings or more. DH/CHP systems will be required as part of the development where they are shown to be deliverable and viable, unless an alternative solution would deliver the same or increased benefit.
- 5.26 Policy **ESD 6 (Sustainable Flood Risk Management)** sets out the Council's approach to reducing flood risk in the District, seeking first to locate vulnerable developments in areas at lower risk at flooding. The policy requires site specific flood risk assessments to accompany all development proposals of 1ha or more.
- 5.27 Flood risk assessments should assess all sources of flood risk and demonstrate: that there will be no increase in surface water discharge rates or volumes during storm events (up to and including the 1 in 100 year +

climate change storm event); and that developments will not flood from surface water (up to and including the 1 in 100 year + climate change storm event) or that any surface water beyond the 1 in 30 year storm event up to and including the 1 in 100 year + climate change storm event will be safely contained on site.

- 5.28 Proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere (including sewer flooding).
- 5.29 Policy **ESD 7 (Sustainable Drainage Systems)** requires all development to use sustainable drainage systems ("SuDS") for the management of surface water run-off. In addition to the requirements of policy ESD 6 for flood risk assessments, policy ESD 7 requires flood risk assessments to determine how SuDS can be used on particular sites and to design appropriate systems – taking into account the need to protect ground water quality. Where possible, SuDS should seek to reduce flood risk, reduce pollution and provide wildlife and wildlife benefits, and proposals must include an agreement on the future management, maintenance and replacement of SuDS features.
- 5.30 Policy **ESD 13 (Local Landscape Protection and Enhancement)** states that opportunities will be sought to secure the enhancement of the character and appearance of the landscape, through restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape cannot be avoided.
- 5.31 Development should be accompanied by a landscape assessment where appropriate, and proposals should have regard to the information and advice contained in the Council's Countryside Design Summary SPD and the Oxfordshire Wildlife and Landscape Study.
- 5.32 Policy **ESD 15 (The Character of the Built and Historic Environment)** states that all new development will be required to meet high design standards and will be expected to complement and enhance the character of

its context through sensitive siting, layout and high-quality design. The policy lists a range of design considerations contributing to high-quality design. As well as elements relating to the detailed design of development, these include *inter alia* responding to local distinctiveness, integrating green infrastructure and biodiversity features, improving the way an area functions, and creating permeable, accessible, connected places that promote pedestrian movement and integrate different transport modes.

- 5.33 A Design and Access Statement should accompany major developments and should demonstrate how the design of the development has been informed by an analysis of the context and explain and justify the principles that have informed the design rationale.
- 5.34 Policy **ESD 17 (Green Infrastructure)** sets out how the District's green infrastructure network will be maintained and enhanced. It requires that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond.

The Local Plan 2011 - 2031 (Part 1) Partial Review

- 5.35 The LPPR supplements the LP and was adopted in September 2020 to deliver sustainable growth to meet a proportion of Oxford's unmet needs within Cherwell District.
- 5.36 Policy **PR7a (Land South East of Kidlington)** sets out the requirements for the development of 32 hectares of land to the east of Bicester Road, including the Site. It is the principal policy of applicability to the Site, and contains 26 constituent parts, controlling all aspects of site design and delivery. **Appendix 1** to this statement sets out the full detail of the policy and the constituent elements of Policy PR7a and identifies how this application addresses each of the policy requirements.
- 5.37 Policy **PR1 (Achieving Sustainable Development for Oxford's Needs)**

confirms Cherwell District Council will work with Oxford City Council, Oxfordshire County Council and the developers of allocated sites to deliver the required development, including 4,400 homes to meet Oxford's unmet housing needs and necessary supporting infrastructure, by 2031. The policy supports development proposals to meet Oxford's needs if they: accord with the vision, objectives and policies of the LPPR; comply with other material Development Plan policies; and it is demonstrated that they will achieve sustainable development.

5.38 For the purposes of the LPPR, the definition of sustainable development includes development that meets Oxford's housing needs and does not cause harm to the delivery of the LP.

5.39 Policy **PR2 (Housing Mix, Tenure and Size)** sets out the following requirements that the strategic developments allocated under policies PR6 to PR10 of the LPPR will be expected to meet:

1. All housing to be provided as self-contained dwellings (Use Class C3);
2. Affordable housing to be split 80:20 between affordable rent/social rent and other forms of intermediate affordable homes;
3. Unless otherwise agreed with the Council, affordable housing sizes to be: 25-30% one-bedroomed, 30-35% two-bedroomed, 30-35% three-bedroomed, and 5-10% four+ bedroomed properties;
4. Delivery of market homes in a mix of sizes to meet current and future needs and create socially mixed and inclusive communities (mix based on up-to-date evidence to be agreed with the Council in consultation with Oxford City Council);
5. Provision of key workers as part of both the affordable and market housing mix;
6. Provision of an opportunity for community self-build or self-finish housing to be agreed with the Council.

5.40 Policy **PR3 (The Oxford Green Belt)** confirms the removal of land from the Green Belt, including the removal of 21 hectares of land from the Green Belt

for allocation PR7a ('Land South-East of Kidlington'). To compensate for the loss of Green Belt land, development proposals on land removed from the Green Belt will contribute to improvements to the environmental quality and accessibility of land remaining in the Green Belt, as detailed in the strategic site allocation policy.

- 5.41 Policy **PR4a (Sustainable Transport)** states that strategic developments provided under policies PR6 to PR9 (and including PR7a) will be expected to provide proportionate financial contributions directly related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver necessary improvements to infrastructure and services for public transport. The policy lists specific schemes in the Local Transport Plan 4 towards which provision of land may be required where necessary.
- 5.42 Policy **PR4b (Kidlington Centre)** provides support for proposals, consistent with the themes and objectives of the Kidlington Masterplan SPD, to support sustainable transport improvements and associated infrastructure, to reduce private motorised through traffic along the A4260 in Kidlington and improve the built and natural environment along this corridor.
- 5.43 Policy **PR5 (Green Infrastructure)** states that strategic developments provided for under policies PR6 to PR9 (and including PR7a) will be expected to protect and enhance green infrastructure ("**GI**") and incorporate green assets and the water environment into the design approach for each site. Provision will be expected to be made on site. Applications will be expected to:
1. Identify existing GI and its connectivity and demonstrate how this will be protected and incorporated into the layout, design and appearance of the proposed development;
 2. Show how existing and new GI will be connected including opportunities for off-site connectivity and improvement;
 3. Show how restored or recreated habitats can be accommodated into the development and how biodiversity will be improved;

4. Show how existing trees will be protected and the opportunities for planting new trees;
5. Demonstrate the opportunities for improving the existing and proposed built and natural landscape through the provision of GI and for the protection or enhancement of the historic environment;
6. Demonstrate how GI will be provided along movement corridors and to benefit the provision of informal and formal open space, play areas and gardens; and
7. Demonstrate how the provision of GI will assist in the beneficial use and permanence of the Green Belt.

- 5.44 Policy **PR11 (Infrastructure Delivery)** sets out the Council's approach to infrastructure planning to contribute to meeting Oxford's unmet housing needs. This includes ensuring development proposals demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, sport, leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with the adopted requirements including those of the Council's Developer Contributions SPD.
- 5.45 Policy **PR12a (Delivering Sites and Maintaining Housing Supply)** confirms that the Council will manage the supply of housing land for the purpose of constructing 4,400 homes to meet Oxford's needs and a separate five-year housing land supply will be maintained for meeting Oxford's needs. At least 1,700 homes will be delivered for Oxford for the period 2021 to 2026, for which a five-year housing land supply shall be maintained on a continuous basis from 1 April 2021. The remaining homes will be delivered by 2031.
- 5.46 The policy states that permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will contribute to delivering a continuous five-year housing land supply measured against the local plan housing trajectory. This will be achieved via the Delivery Plan required for each strategic development site.

- 5.47 Policy **PR13 (Monitoring and Securing Delivery)** commits the Council to annual monitoring of delivery of the LPPR policies and confirms that the Council will work closely with site promoters, developers and landowners to ensure that Development Briefs and applications for planning permission are prepared and considered within a timescale that will facilitate the delivery of homes required to deliver the LPPR requirement and the maintenance of land supply.

Other Material Considerations

Developer Contributions SPD (February 2018)

- 5.48 The Developer Contributions SPD sets out the Council's approach to seeking s.106 planning obligations for affordable housing and for infrastructure which is required to mitigate the direct impact of a development.

- 5.49 The SPD confirms that the Council will use planning obligations to: secure general planning requirements that are necessary to allow the development to be permitted (where this cannot be achieved by way of planning conditions); ensure there is a satisfactory infrastructure to allow the development to proceed and that the infrastructure will be maintained; and offset relevant adverse impacts, for example on the environment, education, social, recreational and community facilities and transport, that arise from the development where the development might otherwise have been refused because of those adverse impacts.

- 5.50 It gives specific advice for various types of infrastructure commonly required by the Council to support development, including relevant requirements and thresholds for delivery.

5.51 Kidlington Masterplan SPD (December 2016)

- 5.52 The Kidlington Masterplan SPD was prepared to provide more detailed advice and supplementary guidance on the policies in the LP, to ensure a comprehensive approach to guide change in Kidlington.

5.53 It identifies opportunity areas within Kidlington where improvements, development and change can be focused and sets out the following six main framework themes:

1. revealing Kidlington's distinctive identity – strengthening its character of a 'village set in the landscape', revealing it to a wider audience and establishing an attractive townscape character through high-quality design;

2. planning for a sustainable community – building a sustainable community with opportunities for all and access to housing, jobs and high-quality community facilities, and delivering high quality new homes which add positively to the overall character of Kidlington;

3. strengthening the Village Centre – increasing its mix of uses and vitality and its attractiveness to local residents, employees and visitors;

4. supporting community needs – enhancing access for all residents to high-quality community facilities, sports and recreation spaces;

5. supporting future economic success; and

6. integration and connectivity – including physically integrating Kidlington's neighbourhoods, Village Centre and employment areas, encouraging movement by sustainable modes of transport and making the most of the village's excellent strategic connectivity.

5.54 Whilst the Masterplan SPD was adopted before the allocation of the Site was anticipated, its themes and objectives remain relevant and have been taken into account in the preparation of the application.

National Planning Policy Framework (July 2021)

5.55 The NPPF sets out the Government's planning policies for England and how they should be applied. It comprises of three main sections – Achieving Sustainable Development, Plan-Making and Decision-Taking. The Framework applies to both plan-making and development management and is a material consideration in planning decisions.

- 5.56 **Chapter 2** of the NPPF defines three overarching objectives that the planning system should pursue in order to achieve sustainable development – an economic objective, a social objective and an environmental objective – which can be pursued in mutually supportive ways to achieve sustainable development (**paragraphs 7 and 8**).
- 5.57 At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 10**), and as per paragraph **11c**, for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.58 **Chapter 5** emphasises the importance of ensuring that a sufficient amount and variety of land can come forward where it is needed, to support the Government’s objective of significantly boosting the supply of homes (**paragraph 60**).
- 5.59 **Chapter 8** sets out the Government's guidance on healthy and safe communities. Health and wellbeing needs should be addressed through the provision of safe and accessible green infrastructure, sports facilities, allotments and walking and cycling routes.
- 5.60 **Chapter 9** requires the active management of growth to support the promotion of sustainable transport, with significant development focused on locations which are or can be made sustainable, through limiting the need for travel and offering a genuine choice of transport modes (**paragraph 105**).
- 5.61 **Chapter 12** recognises that good design is a key aspect of sustainable development and sets out that places should be well-designed, high quality, beautiful and sustainable to create better places in which to live and work.
- 5.62 **Chapter 13** sets out to protect the Green Belt and to prevent urban sprawl by keeping land permanently open. It confirms the approach local planning authorities should take to proposals affecting Green Belt land (**paragraphs 147 to 151**).

5.63 **Chapters 14 and 15** seek to avoid inappropriate development in areas at risk of flooding, to avoid significant harm upon biodiversity and ensure that sites are suitable for their proposed use, taking into account ground conditions and risks of contamination (**paragraphs 159, 179 and 180**).

5.64 **Chapter 15** states that planning applications should contribute and enhance the natural and local environment. Valued landscapes should be protected and enhanced, and the intrinsic character and beauty of the countryside should be recognised. Paragraph 174d sets out that biodiversity net gains should be provided for.

Draft Land South East of Kidlington Development Brief – January 2022

5.65 In line with LPPR policy PR7a-8 and 9, a comprehensive Development Brief for the entire PR7a allocation has been prepared to consultation draft stage by the Council.

5.66 The Development Brief will control development at the Site. When completed and adopted by the Council for Development Management purposes, it will be a material consideration in planning decisions relating to the allocation. The Council consulted on a January 2022 draft of the Development Brief between 26 January 2022 and 8 March 2022. The application proposals have full regard to the January 2022 draft of the Development Brief.

6.0 TECHNICAL ASSESSMENT

Design and Access Statement

- 6.1 Part 1 of the Design and Access Statement ("**DAS Pt1**", ref. CSA/3263/12/Rev B – March 2022) has been prepared by CSA Environmental and is submitted with the application.
- 6.2 The DAS Pt 1 describes how the proposed vision and masterplan is a suitable response to the site context and provides a framework to guide the future development of a sustainable new neighbourhood at the Site. It directly addresses the land use requirements set out in Policy PR7a and the requirements of the draft Development Brief.
- 6.3 The DAS Pt 1 will be supplemented by Part 2 ("**DAS Pt2**") following the submission of the outline planning application, which will contain a more detailed Illustrative Masterplan and provide additional design aspects not covered by the DAS Pt 1, including: key layout principles; street hierarchy; car and cycle parking; compliance with the character areas established by the draft Development Brief; green infrastructure provision and key open space principle; sustainability; and Building for a Healthy Life Assessment.
- 6.4 When read together, the DAS Pt 1 and DAS Pt 2 explain the rationale of the development proposals, how they respond to the relevant physical and policy contexts and the justification for the proposed design, as required by LP policy ESD 15.

Transport and Highways

- 6.5 The application is supported by a Transport Assessment ("**TA**") (ref. 10669 TA01 Rv 1) and a Residential Travel Plan ("**TP**") (ref. 10669 TP01 Rv 1) prepared by Brookbanks Consulting.
- 6.6 The TA has been informed by scoping advice received from Oxfordshire County Council (the relevant Highway Authority) following the submission of

a Transport Scoping Note in August 2020. Brookbanks discussed various fundamental principles with the Highway Authority, including: the location and the form of the access points; the methodology to be adopted in order to review the development; use of the area-wide traffic model for the high-level overview; trip generation rates to be applied; and the method of trip distribution. Comments received from the Highway Authority on the Scoping Note have been addressed in the TA and are appended to the TA at Appendix A.

- 6.7 The TA confirms that the Site is a sustainable location for residential development and the local highway network can accommodate the proposals. It demonstrates that the development proposals will not result in an unacceptable impact on highway safety or a severe residual impact on the road network and there is no reason why the development should be prevented or refused on highway grounds.
- 6.8 The TA identifies that the area surrounding the Site exhibits good levels of pedestrian and cycling infrastructure, with public transport opportunities within acceptable walking distance of the Site.
- 6.9 The site is close to Kidlington which provides a range of amenities to serve daily needs both in relation to food retail, education, healthcare, and employment, which are all accessible within recommended walking distances from the Site. Combined footways/cycleways to the west of the Site connect northwards towards the northern edge of Kidlington on the western side of Bicester Road and southwards towards the Oxford Parkway Park and Ride. A public footpath (ref. 229/4/30) tracks the Site's southern and south-eastern boundary.
- 6.10 The nearest bus stops, on Bicester Road adjacent to the Sainsbury's supermarket, are served by the S5 bus service, which connects Bicester and Oxford in 20 minutes with three services in the morning peak. More frequent bus services can be accessed from the Park and Ride and Oxford Parkway train station, approximately 1km south of the Site. The Park and Ride is served by the number 500 service, with a 12-minute journey time to Oxford town centre and buses every 15/20 minutes on weekdays and Saturdays and

half hourly on Sundays. A further Park and Ride (Pear Tree) is located approximately 2 km south of the Site, served by the number 300 bus service connecting Oxford Town Centre in 12 minutes (services every 15 minutes daily).

- 6.11 Oxford Parkway train station provides excellent nodes for onward routes to Oxford (having a journey time of approximately 8 minutes) and Bicester (10 minutes). It is served by a large car park and 150 cycle spaces.
- 6.12 The TA confirms that the development will be designed in accordance with design standards and to reflect the sustainable travel objectives of national, regional and local planning policy. In particular, the proposed site access roads and pedestrian cycle routes will establish connectivity between the Site and the surrounding area.
- 6.13 The site access roads will be a minimum of 5.5 m wide and incorporate a shared footway/cycleway on either side of the carriageway. A swept path analysis of the access points has been undertaken to ensure that the Site can be access by large refuse vehicles. An emergency vehicular access, with full pedestrian and cycle accessibility is also proposed from the Bicester Rd toward the site's southern boundary and opposite the Sainsbury's supermarket access where there is an existing signal-controlled pedestrian crossing.
- 6.14 Development trip generation modelling predicts an additional 50 arrivals and 121 departures during the morning peak and 112 arrivals and 61 departures during the evening peak. Junction capacity modelling shows that the proposed primary access from Bicester Road will operate well within capacity thresholds, with no queuing expected. It also indicates that five-arm Kidlington Roundabout at Bicester Road / Oxford Road operates with reserve capacity and the proposed development will have a negligible impact on the performance of the junction.
- 6.15 A review of relevant personal injury collision data indicates that there are no highway safety concerns that require further assessment.

6.16 The Residential Travel Plan identifies a package of measures to influence change in residents' travel patterns, with the intention of reducing the number of single occupancy car trips generated by the development and increasing the number of sustainable transport journeys – with a target modal shift of 10%. The measures are proposed to be implemented by the Site's developer and a Travel Plan Co-Ordinator (recommended to be appointed three months prior to first occupation). The proposed measures include:

- Changes to the built environment, including: the provision of an internal network of pedestrian/cycle infrastructure; a dedicated pedestrian connection on to the internal public right of way from Bicester Road; providing streetscape improvements and enhances pedestrian/cycle environment along Bicester Road; enhanced bus stops on Bicester Road, with real time information; and fitting electric vehicle charging capability with each dwelling.
- Reducing the need to travel: by encouraging home working where appropriate by inviting broadband infrastructure providers to facilitate home working; and by disseminating information on the benefits of home working through the Travel Welcome Pack.
- Awareness raising and marketing: the preparation of publicity and marketing materials to promote sustainable transport uptake amongst new residents.
- Measures to promote walking and cycling: the provision of local walking maps; keeping residents updated with information on local and national walking and cycling events; and providing website links to national sustainable travel websites, such as Living Streets Sustrans; providing bus/train routes and timetable information; and providing links to public transport websites.
- Measures to reduce car use / low emission vehicle use: the provision of information on publicly available car share schemes and their benefits.

- 6.17 The TP is proposed to be a live document which will be progressively updated to ensure its effectiveness. It includes monitoring and review arrangements, including a baseline review within six months of first occupancy of the development, reporting back the findings of the initial residential travel questionnaires and annual monitoring to coincide with bi-annual surveys.

Flood Risk and Drainage

- 6.18 As required by LP policies ESD 6 and ESD 7, the application is supported by a Flood Risk Assessment ("**FRA**") (ref. 10669 FRA01 Rv 1), which has been prepared by Brookbanks.
- 6.19 As required by policy ESD6, the FRA assesses all sources of flood risk. It confirms that the Site is located in Flood Zone 1, being an area of low probability of fluvial flooding, and outside both the 1 in 100 (1% AEP) and 1 in 1,000 (0.1% AEP) year flood events. The Site has a low probability of flooding from groundwater and from sewer flooding and is a considerable distance from the maximum potential extent of flooding from the nearest artificial water body (Upper Boddington Reservoir). Given the Site's location a significant distance from the nearest tidal watercourse and the coast, there is no risk of tidal or coastal flooding.
- 6.20 Most of the Site has a very low risk of surface water flooding, however a small area in the east is shown to have a medium to high risk from surface water flooding, which initial investigations suggest relates primarily to the topography of the Site. The topography of the Site will be altered as part of the development, providing a rationalised surface water runoff.
- 6.21 As set out in the FRA, it is proposed to implement a SuDS scheme consistent with local and national policy at the proposed development, to maintain flow rates discharged to the surface water receptor at the pre-development 'baseline conditions' and improve the quality of water discharged from the land. A conceptual drainage strategy is attached to the FRA at Appendix A and is intended to be used for final drainage design and detailing. In line with the requirements of policies ESD 6 and ESD 7, the drainage strategy has been designed to ensure there is no increase in surface water discharge rates

or volumes during storm events and water will be safely contained on Site.

- 6.22 The proposed strategy will discharge water into a watercourse, making use of existing drainage channels which cross the proposed development and flow into a wider drainage network adjacent to the Site boundary and onward into a tributary of the River Cherwell. It also incorporates a series of swales and two detention basins, which will accommodate the necessary volumes of storm water, provide passive treatment to storm water flows, improving water quality, and ensure discharge to the existing greenfield runoff rates.
- 6.23 In line with the SuDS hierarchy, Brookbanks considered first whether discharge into an adequate soakaway or other infiltration is reasonably practicable. Whilst site investigations specific to flood risk have yet to be completed, it is considered unlikely that infiltration into the ground across the Site will be a reasonably practicable option for the discharge of rainwater, based on the confirmed lack of infiltration across the neighbouring cemetery land. Any source control measures at outline stage will therefore be primarily restricted to detention and conveyance systems placed close to source, the use of which is proposed to remain flexible – providing each house builder with a ‘toolkit’ of options to reach an agreed target for peak discharge reduction and water treatment.
- 6.24 It is proposed that a private maintenance company will be appointed to carry out maintenance of the SuDS detention/retention system. The FRA includes a framework maintenance regime at Table 8.3.
- 6.25 A drainage network across the Site will be designed to adoptable standards and offered for the adoption of Thames Water under s.104 of the Water Industry Act 1991. Discussions with Thames Water will be needed in order to confirm a connection from the development into their existing foul drainage infrastructure surrounding the Site.

Ecology and Biodiversity

- 6.26 The application is supported by an Ecological Impact Assessment (“**EcIA**”, ref. CSA/3263/09/Rev B) and a Biodiversity Improvement and Landscape

Management Plan ("**BILMP**", ref. CSA/3263/10/Rev D) prepared by CSA Environmental.

- 6.27 The EcIA incorporates desk study information, relevant species surveys and a Biodiversity Net Gain ("**BNG**") Assessment. The scope of survey work (and Habitats Regulation Assessment) was agreed in consultation with Dr Charlotte Watkins, Ecology Officer for Cherwell and South Northants District Councils, in March 2021.
- 6.28 The EcIA confirms that the development proposal is considered to accord with all relevant nature conservation legislation and with local planning policy. With the implementation of straightforward mitigation and precautionary measures, no significant residual negative effects on important ecological features are anticipated. The BNG Assessment confirms that BNG can be achieved on-site.

Statutory and non-statutory designated sites

- 6.29 The EcIA notes that the Council will undertake a specific Habitats Regulations Assessment ("**HRA**") to assess any potential impact of the development on the Oxford Meadows SAC, which is located approximately 2.1 km from the Site. As noted in the EcIA, the HRA must take into account proposed mitigation that will reduce the impacts on the SAC, including: the absorption of the majority of residents' day-to-day recreational needs by the on-site delivery of a significant area of formal and informal public open space; any financial contributions towards local infrastructure enhancements and mitigation; the protection to the SAC afforded by the proposed on-site management of excess surface water from the proposed development; and the proposed use of a Construction Environmental Management Plan ("**CEMP**") to ensure the construction process does not result in any adverse effects on the water quality on-site and surrounding ditches and watercourses which may link to the SAC.
- 6.30 Impacts on the other statutory designated sites within 3 km of the Site (six SSSIs) are anticipated to be very small. The mitigation measures described above are considered to also address potential impacts to the SSSIs, which

are similarly vulnerable to recreational pressure, air quality and hydrological impacts.

- 6.31 An increase of recreational pressure at Stratfield Brake Cherwell District Wildlife Site is deemed likely as a result of the development, due its close proximity to the Site, but these impacts are considered unlikely to be significant within a managed reserve. Limited potential is also identified for construction-related impacts to the area of Stratfield Brake south of the Site, which will be mitigated by the proposed use of a CEMP. No likely significant effects are anticipated to the other seven non-statutory designations identified within 2 km of the Site.

Habitats and Plant Species

- 6.32 The existing native hedgerows on-site, and their associated ditches and trees, are valued to be of importance at the Local level. With the exception of some breaks for access, all hedgerows are proposed to be retained and proposed additional hedgerow planting will provide more than 2m of hedgerow for every 1 m lost. The proposed CEMP will insure the protection of existing trees and hedgerows during construction.
- 6.33 The EcIA notes that the Development Framework Plan and the Landscape Strategy also include landscape planting enhancements which will make positive contributions to on-site biodiversity. Measures for the ongoing management and maintenance of new and existing planting are outlined in the submitted BILMP, which will need to be updated at reserved matters stage to reflect the final detailed proposals. The submitted BILMP also sets out proposed additional enhancement measure, including: increased native tree and scrub planting; woodland planting to improve green infrastructure corridors with Stratfield Brake; provision of wildlife-friendly plant varieties.
- 6.34 A transplantation strategy (to be secured by planning condition) is proposed to mitigate the loss of an on-site population of the plant species mousetail, which is considered to be of importance at the Local level. A population of water-crowfoot within the on-site pond will be protected by the retention of the pond and the incorporation of sensitive working and pollution prevention

methods in the CEMP. The long-term ecological value of the pond is proposed to be maintained through ongoing management measures outlined in the BILMP.

Protected Species

- 6.35 Surveys identified that the Site is used for foraging by bat species. Sensitive design, maintaining many existing green corridors, will minimise the impacts of the development on bats and the proposed replacement of removed hedgerow with more than twice as much new hedgerow planting (as well as new tree, scrub and woodland planting) will enhance habitat connectivity. Repeat bat roosting surveys are recommended prior to commencement of development and a detailed lighting strategy minimising light spill and maintaining dark corridors is proposed at detailed design stage.
- 6.36 Whilst no evidence of other protected species was found on the Site, the EcIA recommends precautionary pre-development surveys for badgers and prescriptions for the survey and sensitive working methods in relation to nesting birds and grass snake are recommended for inclusion in the CEMP.
- 6.37 The EcIA and BILMP indicate that the following additional enhancement measures will be included in the development: provision of at least 30 bat boxes and at least 30 bird boxes; creation of at least five log piles; and provision of hedgehog gaps.

BNG Assessment

- 6.38 The BNG Assessment identifies that a net gain could be achieved on site, subject to the successful implementation of proposed habitats. The BNG is calculated as 1.6% in terms of Habitat Units and 8.73% in terms of Hedgerow Units, taking into account proposed compensation measures, including replacement hedgerow planting and the provision of improved grassland habitat of higher 'distinctiveness' to compensate for grassland areas lost to the development. The assessment will need to be revised at reserved matters stage and accounted for within a detailed Landscape Strategy and Management Plan.

Air Quality

- 6.39 The application is supported by an Air Quality Assessment ("**AQA**") (ref. 10669 AQ01 Rev 1) prepared by Brookbanks.
- 6.40 The AQA identifies that release of dust and PM₁₀ are likely to arise from site activities during the construction phase of the proposed development. A package of mitigation measures is recommended for incorporation into a Dust Management Plan or Construction Environmental Management Plan for the proposed development, which could be secured by an appropriate planning condition. The residual effects, following implementation of the mitigation measures, are considered to be negligible.
- 6.41 The results of Brookbanks' dispersion modelling assessment indicate that concentrations of pollutants in the opening year of the development (2031) would be below the relevant objective levels at existing sensitive receptors, and operational traffic associated with the proposed development will have a negligible impact on local air quality, and therefore no specific mitigation is required in relation to the operational phase. However, the AQA notes that the TP submitted with the application includes measures aimed at reducing the use of private vehicles and increasing the use of more sustainable modes of transport.

Noise

- 6.42 The submitted Noise Assessment (ref. 10669 NA01 Rev 1) assessed the noise environment at the Site against target noise levels in BS 8233 Guidance on Sound Insulation and Noise Reduction for Buildings, as agreed in advance with the Council's Environmental Health Department. The Assessment demonstrates that target internal and external noise levels can be achieved at the Site, with appropriate mitigation.
- 6.43 The Noise Assessment identifies that traffic noise is the dominant noise source, primarily from the A34 to the east of the Site and from the Bicester Road to the west.

- 6.44 In the absence of interventions, the proposed residential area of the Site will experience noise levels in excess of 55 dB, exceeding the recommended noise levels for external amenity space. Noise screening consisting of a 3 m high earth bund, constructed with 1:3 slopes, together with a 3 m fence is therefore proposed along the south-eastern flank of the Site. Brookbanks' modelling demonstrates that the proposed screening, in combination with the noise attenuation provided by the layout of proposed buildings adjacent to the A34, can reduce noise levels sufficiently to meet guideline levels in the rear external amenity spaces. In the west of the Site, housing layout alone will provide sufficient protection to rear amenity space.
- 6.45 The Assessment demonstrates that acceptable internal noise levels for daytime resting and night-time sleeping are achievable using traditional brick facades and standard double-glazing with closed windows. Opening windows for ventilation purposes will increase noise levels and Brookbanks therefore recommend alternative means of ventilation for habitable rooms with sight lines onto the Bicester Road or the A34. It is considered appropriate to consider the use of acoustic air brick ventilation and/or acoustic trickle vents on any properties with sight lines onto Bicester Road or the A34.

Trees

- 6.46 An Arboricultural Impact Assessment ("**AIA**"), including a Tree Survey and Constraints Plan and a Tree Retention/Removal Plan, is submitted in support of the application (Barton Hyett Associates, ref. C.2999 – 22 Feb 2022).
- 6.47 The AIA concludes that the proposed development is feasible from an arboricultural perspective as it would have only minor impacts on existing trees and the proposed loss of a low number of low-quality trees can be readily compensated for on the Site.
- 6.48 A total of 19 individual trees and 32 groups were surveyed. No high-quality trees were identified within or immediately adjacent to the Site. The majority of trees surveyed (15 trees and 27 groups) were of low quality or very poor quality. The survey found that four individual trees and five groups of trees were moderate quality trees whose retention is desirable.

- 6.49 The AIA includes an assessment of the arboricultural impact of the proposals shown on the submitted Development Framework Plan, including proposed removals, retained trees and groups of trees, and areas of additional planting. According to the AIA, the Development Framework Plan demonstrates that a sustainable relationship between the proposed development parcels and retained trees and hedges can be achieved and that an overall net gain in the arboricultural resource at the Site can be delivered.
- 6.50 Linear tree protection fencing is recommended to create construction exclusion zones around the retained trees. The AIA recommends that details of tree protection barriers and any construction methods required to protect trees should be clearly identified at reserved matters stage or through a specific planning condition. It includes draft heads of terms for an Arboricultural Method Statement.
- 6.51 Barton Hyett Associates have recommended that a detailed Arboricultural Impact Assessment and Tree Protection Plan, assessing the impacts of the detailed design, should be submitted in support of the future submission/s of reserved matters following outline consent.

Utilities

- 6.52 The submitted Service Supply Statement (Brookbanks ref. 10669 SS01 Rv 1) demonstrates that the Site has potential to be supplied with normal network service supplies of water, gas, electricity and telecommunications. Further investigations will be required to establish whether reinforcements to the supplies will be necessary.
- 6.53 Thames Water has confirmed there is sufficient capacity within the existing water network to supply potable water to up to 49 dwellings. Further investigation by Thames Water is required to establish the nature of reinforcement works required to provide capacity for the whole proposed development and whether any protective or diversionary works will be required to facilitate the delivery of the proposed Site access(es).
- 6.54 SSE has provided a budget estimate to supply the requisite electricity to

meet anticipated loading for the development. Alternatively, the multi-utility company GTC has offered a high voltage network connection with 1 substation required, assuming the point of connection to be on site. Existing 11 kV overhead lines cross the north of the Site and 33 kV overhead lines within the south of the Site are anticipated to be moved underground to facilitate the proposed development. SSE will need to be consulted at detailed design stage to determine whether diversions of low voltage cables along Bicester Road will be required near the proposed vehicular access.

6.55 SGN has confirmed that there is sufficient capacity in its medium pressure gas network to accommodate the proposed development, based on current network model data. Alternatively, GTC has identified a point of connection off the 125 mm PE medium pressure gas main adjacent to the Site entrance on Bicester Road, which has been assumed to have capacity to feed the proposed development.

6.56 Both BT Openreach and Virgin Media operate telecommunications assets within the vicinity of the Site. A connectivity assessment can be applied for through BT Openreach to confirm supply requirements for the proposed development. Once at the detailed design stage, BT Openreach can be contacted to confirm any protective measures/diversions that may be required to their existing assets.

Landscape

6.57 The application is supported by a Landscape and Visual Impact Assessment (“**LVIA**”) (ref. CSA/3263/06 Rev A) and a Landscape Strategy Plan (ref. CSA/3263/124), both of which have been prepared by CSA Environmental.

6.58 The Landscape Strategy Plan identifies the key landscape features of the proposed development. These include:

- The Greenway and new recreation routes: a new traffic free pedestrian and cycle route through the south of the Site, between Oxford Road and Bicester Road, bypassing the Kidlington Roundabout; and a variety of pedestrian-only internal routes through the Site.

- New Southern Parkland: a new parkland in the south-east of the Site, naturalistic in character, incorporating tree and thicket planting, areas of wildflower meadow, a trail and an informal kickabout space.
- New allotment provision: the provision of 0.4 hectares of new allotments north of the area of sports provision, bound by native hedgerow and served by a dedicated car park.
- New native vegetation: the enhancement of the existing landscape framework through new planting, re-instating a former hedgerow field boundary, and bolstering retained hedgerows with new structural planting.
- SuDS: appropriate seed mix to be sown and planting to be introduced to proposed attenuation basins and swales, to benefit local wildlife and create new habitats and visual interest.
- New sports and play provision: a four-hectare area in the south-western part of the Site set aside for sports provision, including a variety of community use pitches, two main areas of play, a community sports pavilion and a car park.

6.59 The LVIA considers the potential impact of the proposed development on both landscape character and visibility. It confirms that there are no landscape designations for character or quality covering the Site and no Tree Preservation Orders covering any tree on the Site. The southern part of the Site is within the Green Belt. The Site is assessed as being of medium landscape quality and sensitivity and medium to low landscape value, with a reasonable ability to accommodate the proposed development.

6.60 The Site is very well contained in views from its surroundings by the established field boundary tree belts, which screen or heavily filter views from the surrounding roads. Open views across the Site are possible from the public footpath which crosses its eastern edge/ Partial views of the northern field are possible from the adjacent cemetery and former allotment site and from several properties along Water Eaton Lane to the north-east.

- 6.61 Whilst the character of the Site will undergo considerable change (with pastoral fields replaced with residential development), the LVIA notes that the proposals include substantial landscape enhancements which will partially mitigate the impact of the proposed housing. The LVIA concludes that the contained nature of the Site and its strong relationship to the existing settlement edge will mean that the effects of the development on the wider landscape character will be extremely limited.
- 6.62 Views of the new housing will be limited to framed and heavily filtered views from Bicester Road to the west and filtered views from the adjacent cemetery and former allotments to the northwest and adjoining properties on Water Eaton Lane. The roofs of the new homes will also be partially visible in middle distance views from public rights of way to the east of the A34. The views will become further filtered and screened over time as the proposed mitigation planting to the Site boundaries and areas of open space matures.
- 6.63 Overall, the LVIA concludes that the new development will be well related to the existing settlement of Kidlington and form part of a planned extension to the settlement, identified within the adopted LPPR.

Heritage and Archaeology

- 6.64 The application is supported by a Heritage Desk Based Assessment (ref. CSA/3263/07 Rev B), which was informed by a geophysical survey (MOLA Report 21/079 Site Code KID21) and an Archaeological Evaluation Report (ref. Oxford Archaeology, Issue 1, GOLEV).

Designated Heritage Assets

- 6.65 The Heritage DBA confirms that residential development of the Site would not adversely impact the significance of any designated heritage assets.
- 6.66 No designated heritage assets are located within or adjacent to the Site. The closest designated heritage assets comprise the Grade II listed Stratfield Farmhouse, approximately 350 m west of the Site and the Grade II listed

Kings Arms Public House, approximately 450 m north of the Site. There are a further five listed buildings in the wider area. The nearest conservation area is the Oxford Canal Conservation Area, the closest boundary of which is approximately 750 m west of the Site. Kidlington Church Street Conservation Area is located approximately 1 km north-west of the Site.

- 6.67 A review of the designated heritage assets has not identified any considered to be potentially sensitive to adverse impacts. The DBA concludes that the development of the Site would not adversely impact the significance of any designated heritage assets as a result of alteration to setting.

Non-Designated Heritage Assets

- 6.68 The DBA confirms that correspondence with the Council did not reveal any locally listed buildings adjacent to the Site.
- 6.69 The Site contains below-ground remains of a Roman farmstead which are considered by CSA Environmental to be of a significance commensurate to a non-designated heritage asset. The DBA recommends that loss of these below-ground remains as a result of development could be taken into account by securing a programme of archaeological works including targeted excavation via an appropriately worded planning condition.
- 6.70 Medieval ridge and furrow earthworks within the Site are also considered to be of a significance commensurate to a non-designated heritage asset, at the lower end of the significance spectrum. It is recommended the loss of these earthworks should be taken into account in accordance with NPPF paragraph 203.
- 6.71 Hedgerows present along parts of the Site's eastern and western boundaries, correspond with the historic extent of Gosford and are capable of being considered 'important' under the Hedgerow Regulations 1997 criteria for archaeology and history. The DBA states that these boundaries can be considered of a significance commensurate to a non-designated heritage asset, at the lower end of the significance spectrum. These hedgerows are to be retained.

Health Impact Assessment

- 6.72 A Health Impact Assessment ("**HIA**", ref. P18-2523/R001v5) has been prepared by Pegasus Group and submitted with the application.
- 6.73 Based on a review of existing policy and data and an analysis of the 11 health indicators outlined in the Oxfordshire Health Impact Assessment Toolkit, the HIA identifies the main health challenges in Kidlington and Cherwell and the main health effects of the proposed development. Recommendations are made to ensure the positive health impacts of the scheme are realised and any negative impacts are mitigated against.
- 6.74 The recommendations include:
- Housing: developing the affordable element of the scheme at the same time as the market housing; considering a range of price points for dwellings built for sale on the market.
 - Physical activity: including changing facilities within the proposed sports pavilion; ensuring policy compliant LEAP/NEAP/MUGA and sports provision.
 - Healthy food environments: ensuring the proposed allotment provision is developed.
 - Air quality and noise: fully implementing the proposed noise mitigation measures; adopting careful construction management practices and implementing the proposed air quality mitigation measures.
 - Traffic and transportation: implementing the safe proposed access and internal movement strategy outlined in the Transport Assessment; improving pedestrian and cycling links; ensuring the TP is fully implemented.

- Crime and anti-social behaviour: ensuring green spaces are overlooked by the new homes, at detailed design stage.
- Economy, employment, education and skills: paying any required education provision contribution; developing an Employment, Skills and Training Plan; advertising / making available job opportunities created during the construction phase to local residents.

Contamination Risk

- 6.75 A Geo-Environmental Phase 1 Desk Study (ref. 10669 DS01 Rv 1) has been prepared by Brookbanks in support of the application.
- 6.76 The Study identifies no uses on or within close proximity to the Site that are potentially contaminative and are likely to be prohibitive to the planned development. The underlying ground conditions are not considered to be sensitive, with the Site being situated on unproductive bedrock strata.
- 6.77 The overall contaminative risk at the Site is considered to be low. Further investigations are recommended, in the form of a Phase II Ground Investigation.

Soils

- 6.78 The soils on the Site are not considered likely to present any contamination issues.
- 6.79 From historic maps and data as contained in the Geotechnical Desktop Study, the development parcel in question has historically been used for farming activities. There is no evidence of any form of extraction of minerals or former works such as brick works or similar former activities physically on site. In addition, boreholes records from surrounding land show clays to depth either side of the development. From a drainage perspective the Site has several ditches which are still present today and there are no signs of former springs and/or issues on the Site from the historical mapping.

- 6.80 Brookbanks therefore expects that contamination will be limited to farming activities such as light fluid spills from farming machinery. Any intrusive works from a Phase 2 instructive geotechnical study would be predominantly required after any outline permission, to inform construction and foundation requirements rather than any specific contamination issues. Checking radon mapping shows that the area has low risk and therefore would not trigger passive or active measures.
- 6.81 Absent any evidence of potential contamination of soils at the Site, it is proposed that best practice for the management of soils should be followed during construction, in line with the *Code of Practice for the Sustainable Use of Soils on Construction Sites*. Barwood would expect a conditional requirement to ensure compliance with best practice, and/or the submission, approval and implementation of a soils management plan to be attached to the outline planning permission.

7.0 PLANNING ASSESSMENT

- 7.1 The principle of development at the Site is clearly established through the positive allocation of the site within LPPR Policy PR7A. The structure of this planning assessment, therefore, reflects that of the draft Development Brief for the site and in particular the '*Development Principles*' section therein which establishes how the site should be brought forward for development.
- 7.2 The production of the Brief is itself a requirement of Policy PR7a and provides the basis for the delivery of a comprehensive scheme for the whole allocation including both the Barwood and Hill Land. This assessment is concluded with a short analysis of how the application meets the requirements of policy PR7a, this is further supplemented by a summary table at **Appendix 1** which cross references each of the component parts of the Policy and where and how these requirements are addressed by the application scheme within the overall planning application submission.
- 7.3 The below sections are set out using the respective sub-headings from section 6 of the draft Development Brief. Each of the respective sections starts with a cross reference to the relevant development plan policies and SPD guidance which are addressed through the development, and which are cross referenced within the Development Brief.

Sustainable Construction and Energy Efficiency

Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (LP)

- Policy ESD 1: Mitigating and Adapting to Climate Change
- Policy ESD 2: Energy Hierarchy and Allowable Solutions
- Policy ESD 3: Sustainable Construction
- Policy ESD 4: Decentralised Energy Systems
- Policy ESD 5: Renewable Energy
- Policy ESD 6: Sustainable Flood Risk Management
- Policy ESD 7: Sustainable Drainage Systems
- Policy ESD 13: Local Landscape Protection and Enhancement
- Policy ESD 15: The Character of the Built and Historic Environment

Cherwell Residential Design Guide SPD

- Chapter 4: Establishing the Structing Principles
- Chapter 7: Building Elevations and Details
- Chapter 8: Innovation and Sustainability

- 7.4 Section 6.1 of the draft Development Brief identifies those factors which need to be accommodated within the development proposals in order to demonstrate compliance with the identified development plan policies affecting sustainable construction and energy efficiency.
- 7.5 The submitted flood risk assessment demonstrates how the effects of climate change on flood risk within the site can be mitigated to the one in 100 year + climate change level with the use of a Sustainable Urban Drainage System. The SuDS incorporated into the proposal will consist of 2 attenuation basins located on the eastern boundary, and a swale feature. This system will temporarily retain the run-off water from the site and gradually release it into the existing watercourse. This will meet the requirements of policies ESD 6 and ESD 7.
- 7.6 The scheme layout has been designed, in accordance with the draft Brief, to maximise potential for cycling and walking opportunities, with numerous linkages both to the west to access facilities within Kidlington including bus stops on the Bicester Road, and to the South and East to provide access to the existing leisure facilities at Stratfield Brake and connectivity to the Oxford Parkway and Water Eaton Park and Ride facilities. In so doing, the scheme inherently seeks to provide the potential for a shift away from use of the private car towards more sustainable means of travel.
- 7.7 it is expected that any grant of outline planning permission will require the submission and approval of a Construction Environmental Management Plan (**CEMP**) which will ensure the sustainable and safe management of waste during site construction and will also ensure appropriate construction exclusion zones to protect green infrastructure and topsoil resource. As noted in the preceding section, the applicant is committed to compliance with Defra's *Code of Practice for the Sustainable Use of Soils on Construction Sites* and would expect this to be controlled through a suitably worded planning

condition.

- 7.8 The Transport Assessment confirms at para 4.27 that the application site will include, where practical, appropriate provision for electric car charging points throughout the scheme. This too, is a matter which is expected to be controlled by condition.
- 7.9 The requirements of the policies ESD 1, ESD 2, ESD 6, ESD 7 and ESD8 are met through the scheme identifying environmental constraints, working with the retention of trees and hedgerows throughout, and supplementing them with additional planting. The proposal has been designed to respond to climate change, through provision of a robust drainage strategy and use of SuDS and delivery of EV infrastructure throughout. The detail of energy hierarchy and delivery for individual properties (Policies ESD2, 4, 5) will be a matter addressed at Reserved Matters stage. The submitted Service Supply Statement, confirms that the infrastructure for energy supply to the site is sufficient to accommodate the proposed growth.
- 7.10 The character of the proposed development is to be controlled through both the layout, and the combination of land uses which comply with the draft Brief for the site, the Brief having been prepared by the Council to deliver development appropriate to its site and setting. Individual plot and house type design will be controlled at Reserved Matters stage by compliance with the character area design principles established at Section 6.3 of the draft Brief. In this regard the requirements of policy ESD15 are addressed.
- 7.11 The Design and Access statement describes how the layout reflects that of the draft Brief, and is structured to provide maximum connectivity, green and blue infrastructure, and a high quality and sustainable layout and design. It addresses the Structuring Principles, set out in the Cherwell Residential Design Guide Chapter 4. Those aspects related to building elevation, and building design innovation and sustainability, will be addressed in detail at Reserved Matters stage.

Healthy Place Shaping

Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (LP)

- Policy BSC 7: Meeting Education Needs
- Policy BSC 8: Securing Health and Well-Being
- Policy BSC 9: Public Services and Utilities
- Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision
- Policy BSC 11: Local Standards of Provision – Outdoor Recreation
- Policy BSC12: Indoor Sport, Recreation and Community Facilities

- 7.12 The draft Brief establishes a number of key criteria to be delivered in conjunction with the proposed development and which will contribute to healthy living and the wellbeing of local residents. The submitted Health Impact Assessment addresses in significant detail how the scheme has been designed with *'healthy place shaping'* principles at the forefront of the proposed development.
- 7.13 The Development Framework Plan identifies several new pedestrian, cycling and wheelchair accessible connections throughout the site, and these are described within the submitted Design and Access statement and summarised in Section 3 above. There is, as part of this provision, a new Greenway cycle/pedestrian route proposed through the site as a central connecting feature, which is separated from vehicular traffic movement, and therefore of increased attractiveness and safety to its potential users. The principles of LTN1/20 are adopted for the application proposal.
- 7.14 The Residential Travel Plan for the site identifies the existing public rights of way and cycle route network within the vicinity of the site and identifies improvements to the local surrounding infrastructure and a package of measures to improve connectivity, provide connections with the surrounding strategic cycling and walking routes, and support the provision of improved bus stops on the Bicester Road, including with enhanced links through to the existing sports facilities at Stratfield Brake.
- 7.15 The Development proposes some 11ha of new public open space throughout the site, including 4ha of land for sports pitch provision, community sports pavilion, woodland planting, allotments and play provision thus meeting the

need for health promoting infrastructure. This promotes a healthy lifestyle and addresses a strong sense of wellbeing.

- 7.16 The principles of healthy place shaping as identified within the draft Brief have been incorporated within the scheme proposals from the outset, which is supported by the analysis contained within the submitted Health Impact Assessment.
- 7.17 In addition to the development principles for healthy living identified within the draft Brief, there is also cross referenced a number of policies of the LP. The requirements of policy BSC 7 with regard to making adequate provision for education needs will be addressed within the section 106 agreement for the site and is further supported by the requirement established at Appendix 4 of the LPPPR.
- 7.18 Other policy requirements relating to health and wellbeing (LP Policy BSC 8), delivery of POS (LP Policies BSC10 & 11), and those aspects of LP ESD15, requiring delivery of healthy place shaping, are addressed through the provisions identified above.

Character and layout

Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (LP)

- Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD 15: The Character of the Built and Historic Environment
- Policy ESD 17: Green Infrastructure

Cherwell Local Plan 2011 – 2031 – Partial Review (LPPR)

- Policy PR2: Housing mix, tenure and size
- Policy PR5: Green Infrastructure
- Policy PR7a: Land South East of Kidlington

Cherwell Residential Design Guide SPD

- Chapter 4: Establishing the Structuring Principles
- Chapter 5: Streets and Spaces

- Chapter 6: Building and Plot Arrangements
- Chapter 7: Building Elevations and Details
- Chapter 8: Innovation and Sustainability

7.19 The draft Brief at section 6.3 establishes a set of development principles addressing the character and layout of the proposed development, with those principles being applied to different character areas, namely; the Bicester Road Frontage, the Main Street, the Green Edges, and the Sports and Parkland character areas.

7.20 The character areas themselves are illustrated within Fig.14 of the Development Brief. How the principles being applied to each of the different character areas are translated into the overarching Development Framework Plan is established through the submitted Design and Access Statement. It demonstrates how the successful achievement of a high-quality development, delivered as an integrated extension to the existing urban area with a sustainable connectivity network, which respects and enhances the landscape and ecological value of the site whilst reinforcing the new boundary to the Green Belt in the South, is achieved.

7.21 The draft Brief itself illustrates at Fig.15 the urban design principles which should underlay the development of the site. These to a large extent reflect those which have been developed by the applicant during their promotion of the site through the LPPR process. To this end, there is a significant degree of unanimity between the urban design principles established in the draft Brief, and the Development Framework Plan now supporting this planning application.

7.22 As the application at this time is seeking outline planning permission only, then a number of the detailed development principles which relate to individual plot layout and design, are not for determination at this time and will be dealt with at the point of Reserved Matters submission.

7.23 The key elements of LP Policy ESD10 as they relate to the application site are addressed through this submission. The proposals to deliver biodiversity net gain are established in the EcIA, trees and hedgerows are retained and

enhanced (save for where minimal openings are required to achieve sustainable access), and soils will be managed in accordance with the *Code of Practice for the Sustainable Use of Soil on Construction Sites*.

- 7.24 LP Policies ESD15 and 17, and LPPR Policy PR5 are addressed through the inclusion of a high-quality design and layout within which the provision of green and blue infrastructure is integral. This is explained in detail through the Design and Access Statement and is also referenced within both the LVIA and the EcIA as being a key component of site delivery. The design of the scheme, as far as it relates to those matters to be determined at outline stage, is compliant with the guidance within the Cherwell residential design guide SPD chapters 4 – 8 as it relates to the structure of the layout, streets and spaces and sustainability.
- 7.25 Market housing mix will be determined in detail at Reserved Matters stage, with the affordable housing mix, tenure and size being broadly compliant with LPPR Policy PR2, albeit subject to the overarching consideration of the Government's First Homes policy (PPG Reference ID: 70-012-20210524) which requires 25% of all affordable homes to be delivered through the First Home policy.
- 7.26 The submitted Heritage Assessment confirms that residential development of the site would not adversely impact the significance of any designated heritage assets, and therefore meets the heritage requirements of LP Policy ESD15.
- 7.27 A series of interconnected green corridors will run north-south and east-west through the Application Site, located along the Application Site's existing tree belts, which will be retained and enhanced to provide structure and character to the green infrastructure framework. These green corridors, or 'greenways', will inherently form multi-functional spaces accommodating new traffic-free routes for walking/cycling, space for informal recreational, and new children's play areas. This will also safeguard existing wildlife corridors. In addition, the Site will bring forward a large area of public open space within the retained Green Belt. Biodiversity mitigation and enhancement measure have been implemented as part of the development such as increased native tree and

scrub planting, woodland planting, native and wildlife friendly planting. With regard to the points above, the requirements of LP Policy ESD 17 are met.

Movement and Access

Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (LP)

- Policy SLE4: Improved Transport and Connections
- Policy ESD 1: Mitigating and Adapting to Climate Change
- Policy ESD 15: The Character of the Built and Historic Environment
- Policy ESD 17: Green Infrastructure

Cherwell Local Plan 2011 – 2031 Partial Review (LPPR)

- Policy PR4a: Sustainable Transport
- Policy PR5: Green Infrastructure
- Policy PR7a: Land South East of Kidlington

Cherwell Residential Design Guide SPD

- Chapter 4: Establishing the Structuring Principles
- Chapter 5: Streets and Spaces
- Chapter 8: Innovation and Sustainability

7.28 The general principles for the movement and access strategy for the site, encouraged through the draft Brief are that it should be directly connected and integrated into the existing street network and to create excellent pedestrian, cycle and wheelchair links within the site. Key local services and facilities to provide accessibility to include, public transport routes, Oxford Parkway station, Water Eaton Park and Ride, sports facilities at Stratford Brake and existing walking cycling and bus corridors toward Oxford.

7.29 Through a combination of on-site design and proposed off-site mitigation the objectives established through both policy and the draft Brief with regard to the provision of a holistic movement and access strategy, are achieved. These are further addressed through both the submitted Transport Assessment and Residential Travel Plan, themselves a requirement of LPPR Policy PR7a-15.

7.30 As described in Section 3 above, the principal vehicular and pedestrian access

to the site would be from the Bicester Road at a point to the South of the existing cemetery access. An emergency vehicular access, with full pedestrian and cycle accessibility is also proposed from the Bicester Road toward the site's southern boundary and opposite the Sainsbury's supermarket access where there is an existing signal-controlled pedestrian crossing. In addition to the pedestrian and cycle connectivity afforded by the above vehicular access points and emergency access point, the following pedestrian and cycle connections are proposed:

- A pedestrian access point onto Bicester Road.
- Two pedestrian and cycle access points onto Bicester Road.
- The southern pedestrian and cycle access point coinciding with The Greenway.
- A pedestrian and cycle connection onto Oxford Road, coinciding with The Greenway.
- Three pedestrian connections to the existing public footpath, which runs through the Site.

7.31 The Greenway is a key pedestrian and cycle route through the new neighbourhood, providing a traffic-free route between Bicester Road and Oxford Road. Therefore, it will facilitate connectivity to both Oxford Parkway Station and Water Eaton Park-and-Ride, and the existing settlement edge of Kidlington. The Greenway will be accommodated along a 5.0m wide route, and the internal pedestrian/cycle network will be designed in accordance with the requirements of Local Transport Note 1/20 (LTN1/20).

7.32 The pedestrian and cycle access strategy addresses all of the development principles for the application site established at 6.4.3 of the draft Brief for access, and those at 6.4.5 regarding the walking and cycling network, and those at 6.4.8 in terms of securing access to the Public Transport provision on Bicester Road and improved connectivity to the Parkway and Park and Ride. The approach to design has had full regard to Chapters 4, 5 and 8 of the Residential Design Guide, as further described within the DAS Parts 1 and 2.

- 7.33 Street hierarchy and typologies, and the site wide car and cycle parking strategies are proposed to be consistent with the principles established at 6.4.4 of the draft Brief and are addressed in detail in the DAS Part 2. The detail of their implementation will be established at Reserved Matters stage.
- 7.34 The application approach to movement and strategy addresses all of the key policy requirements identified within the Brief, namely; LP Policies SLE4, ESD 1, ESD 15 and ESD 17 are addressed through a design which facilitates the use of sustainable modes of transport coupled with the implementation of a Residential Transport Plan, a permeable and accessible layout which allows for ease of movement within and beyond the site boundaries, and a proposal which draws upon the existing green infrastructure and enhances it as part of the network of footpaths cycleways within the site.
- 7.35 LPPR Policies PR4a, 5 and 7a are similarly addressed through the proposed strategy. It delivers the transport and connectivity elements of the Brief which are required by PR7a-9 (c) and (d) and the place shaping principles at PR7a-23 of the policy.

Green Infrastructure

Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (LP)

- Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision
- Policy BSC 11: Local Standards of Provision- Outdoor Recreation
- Policy ESD 3: Sustainable Construction
- Policy ESD 5: Renewable Energy
- Policy ESD 6: Sustainable Flood Risk Management
- Policy ESD 7: Sustainable Drainage Systems (SuDS)
- Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD 11: Conservation Target Areas
- Policy ESD 13: Local Landscape Protection and Enhancement
- Policy ESD 14: Oxford Green Belt
- Policy ESD 15: The Character of the Built and Historic Environment
- Policy ESD 17: Green Infrastructure

Cherwell Local Plan 2011 – 2031 Partial Review (LPPR)

- Policy PR3: The Oxford Green Belt
- Policy PR5: Green Infrastructure
- Policy PR7a: Land South East of Kidlington

Cherwell Residential Design Guide SPD (2018)

- Chapter 4: Establishing the Structuring Principles
- Chapter 5: Streets and Spaces
- Chapter 8: Innovation and Sustainability

Other considerations:

- Biodiversity and the built environment, UK Green Building Council, 2009

7.36 Policy PR7a establishes the need for the site development to deliver a number of key Green and Blue Infrastructure features, which together, will form an integrated network across the site. These are;

- 11 hectares of community green infrastructure within the Green Belt including:
 - 4 hectares of formal sports facilities
 - An enhanced area of woodland along the south-eastern boundary of the site and new woodland planting
 - Informal public parkland
- Maintenance and enhancement of existing trees and hedgerows
- 0.7 hectares for an extension to Kidlington Cemetery
- Children’s play space and pocket parks within the developable area
- 0.4 hectares of community allotments
- Retention of existing drainage features and new sustainable drainage features
- Private gardens

7.37 Addressing these provisions in turn; the Sports and Parkland area is provided at a size (11ha) which is compliant with the policy requirement. Within this area, land for the delivery of 4ha of formal sports facilities is designed along

with both an enhanced and new woodland planting zone along the south eastern boundary of the site, and the delivery of an area of publicly accessible informal Parkland.

- 7.38 Adjacent to the sports pitches will be a community sports pavilion/clubhouse of circa 250sqm, and associated car parking. This building will lie within the Green Belt but is an appropriate built development in this location. It falls within the exceptions for buildings within the Green Belt allowed by paragraph 149 b) of the NPPF, it is also of a scale and location to ensure compliance with saved Policy GB2 from the 1996 Cherwell Local Plan. It is of an appropriate scale such that it will preserve the openness of Green Belt. Moreover, there is a specific policy requirement for its provision in this location through Policy PR7a and section 6.5.2 of the draft Brief, because it provides essential support to the proposed outdoor sports facilities.
- 7.39 Allotment provision is proposed adjacent to the other outdoor recreational uses i.e. the playing pitches. Located here, allotment holders will be able to gain access and make use of the community clubhouse building which may also be appropriate to accommodate both a water supply and any necessary equipment building for the management of the allotments in conjunction with the clubhouse. The allotment holders will benefit from the shared use of the proposed car park related to the other community uses, Para 149 of the NPPF confirms that allotments are an appropriate use in the Green Belt. Whilst locating the allotments adjacent to the sports pitches and car parking area does not strictly follow the guidance in the draft Development Brief, submissions have been made about this to the draft Brief consultation. Those representations reflect concern that the Brief's proposed allotment location, adjacent to the existing Kidlington cemetery, has been based on a misunderstanding that there is an existing allotment facility already in this area of the site, which is not the case, with a previous use here having been ceased.
- 7.40 The applicant will invite the imposition of a condition on any planning permission granted to ensure that the full details of any lighting strategy will be approved prior to first occupation of the development having particular regard to the potential impact of sports facilities on habitats and wildlife corridors in the site.

- 7.41 The DAS has described how the green infrastructure regarding the Greenway and walking and cycling corridors is based around the existing linear features of hedgerows and drains. It describes how this has been incorporated throughout the site as a means of providing attractive and usable movement corridors for the development as well as supporting and maintaining the biodiversity network inherent in the site. This includes retention of the existing water courses and ditches within the site as part of the SuDS, and the creation of new drainage basins and a swale which also provide ecological potential.
- 7.42 A biodiversity net gain (BNG) assessment using the current DEFRA 3.0 metric is submitted with the EcIA for the development. It identifies the development will achieve a net gain in biodiversity, in so doing the development will comply with NPPF 180 and LP Policy ESD10, LPPR Policy PR7a 9(g) both of which require the demonstration of BNG net gain. The EcIA also identifies appropriate mitigation for protected species such as Bats which are present within the site and the delivery of mitigation can be secured through the use of a condition to require compliance with the submitted Biodiversity Improvement and Landscape Management Plan.
- 7.43 The proposed extension to Kidlington cemetery is to be provided on the Hill land this is referenced further below in the section on community infrastructure.
- 7.44 Play space on the site is to be delivered in accordance with the standards at LP Policy BSC10 and BSC 11. For the application site a combined LAP/LEAP is proposed on the north eastern boundary close to the drainage basins, and a combined LEAP/NEAP/MUGA is proposed on the western boundary adjoining the Bicester Road in accordance with Fig20: Green Infrastructure, illustrated within the draft Brief.
- 7.45 An important part of the Development Framework Plan evolution has been to ensure that the transition between the built development which lies outside of the Green Belt and the Parkland Sports area which lies within it, is addressed by a suitable boundary treatment. The Development Framework Plan proposes enhancement to the existing hedgerow which marks this

boundary, and the creation of a new hedgerow to recreate a historic field boundary. This will ensure that the new Green Belt boundary is marked by an appropriate and clearly defensible line on the ground.

- 7.46 Overall, the design of the application proposals has had full regard to the ESD policies of the LP especially as they have regard to biodiversity, landscape, Green Belt and green infrastructure. Similarly, they have had full regard to the material policies of the LPPR including Policies PR3, PR5 and PR7a as they have regard to the Green Belt, Green and Blue Infrastructure and, delivery of sports and community open space.

Community Infrastructure

- 7.47 With regard to community infrastructure the draft Brief's requirements are for delivery of a cemetery extension of 0.7ha on the allocation site, and also the provision of community facilities for sports pitches. As noted above, the cemetery extension land is to be provided to the north of this application site on land within the control of Hill.

- 7.48 Barwood will be responsible for the delivery of the community sports pavilion. It will have a gross internal floor area of approximately 250sqm and accommodate 4 changing rooms with a separate officials' changing room, kitchen and clubroom (which will also act as a potential community meeting room for the Gosford and Water Eaton Parish Council). It is to be located adjacent to the formal sports pitches and allotments and have associated car parking provision. The location and scale of the sports pavilion is consistent with the requirements of the draft Brief established at section 6.5.2 therein. Its delivery can be secured through the S106 which will be required with any planning permission.

Heritage and Archaeology

Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (LP)

- Policy ESD 15: The Character of the Built and Historic Environment
- Policy ESD 17: Green Infrastructure

Cherwell Local Plan 2011 – 2031 Partial Review (LPPR)

- Policy PR5: Green Infrastructure
- Policy PR7a: Land South East of Kidlington

Other considerations:

- The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), Historic England 2017

- 7.49 The draft Development Brief recognises that there is potential for archaeological interest within the site. A Written Scheme of Investigation for the site was agreed with the archaeological advisor to the LPA (CSA 2021). The planning application is accompanied by a desk-based heritage assessment, supported by the results of a geophysical survey and a Trial Trench Evaluation. The assessment (para 2.1) has regard to the full suite of heritage legislation and guidance, including *The Setting of Heritage Assets Historic Environment Good Practice Advice*.
- 7.50 The assessment has identified below-ground remains of a small Roman farmstead, as well as evidence of satellite activity. The Trial Trench evaluation also recorded a small assemblage of prehistoric worked flint. Below-ground remains within the Site are of a significance commensurate to a non-designated heritage asset.
- 7.51 The loss of these below-ground remains as a result of development should be taken into account in decision making but can be addressed by way of a programme of archaeological works, including targeted excavation, secured by an appropriately worded planning condition.
- 7.52 The Site was in agricultural use in the medieval period and medieval ridge and furrow earthworks are extant within the Site. These can be considered as of a significance commensurate to a non-designated heritage asset, at the lower end of this significance spectrum. Proposals would remove these ridge and furrow earthworks, resulting in the loss of a non-designated heritage assets, which should be taken into account in determining the application as per paragraph 203 of the NPPF.
- 7.53 Hedgerow present along boundaries marking the historic extent of Gosford

can be considered 'Important' under the Hedgerow Regulations and these boundaries can be considered of a significance commensurate to a non-designated heritage asset, at the lower end of this significance spectrum. These hedgerows are to be retained within the development, save for where limited crossing points are necessary.

7.54 Residential development of the Site would not adversely impact the significance of any designated heritage assets as a result of alteration to setting.

7.55 The submitted reports address the requirements for them to be produced which is identified in LPPR Policy PR7a-16. Moreover they meet the requirements of LP Policies ESD15 and 17 and LPPR Policy PR5-(5), as they relate to archaeology and also to 'green' heritage assets (ie hedgerows).

Utilities and Infrastructure

Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016) (LP)

- Policy BSC 9: Public Services and Utilities
- Policy INF 1: Infrastructure

Cherwell Local Plan 2011 – 2031 Partial Review (LPPR)

- Policy PR5 – Green Infrastructure
- Policy PR7a – Land South East of Kidlington
- Policy PR11 – Infrastructure Delivery

Cherwell Residential Design Guide SPD (2018)

- Chapter 5: Streets and Spaces

7.56 A number of design principles for utilities and infrastructure are established in the draft Brief. Detailed design matters such as precise layout of utilities along streets will be determined at Reserved Matters stage and will address the requirements of LP -PR Policy PR5 and the Residential Design Guide at that time.

- 7.57 The existing power lines on the site are to be rerouted and placed underground. Properties fronting the Bicester Road will be protected from the noise environment through the application of good design principles (i.e. use of service roads/private drives as a buffer), along with the use of standard noise mitigation measures for building frontages which face the road. To the South East of the site noise pollution arising from the A34 is proposed to be mitigated through the use of a 3m high noise bund with 3m high fence.
- 7.58 A service supply statement is submitted with the planning application confirming the availability of key utilities and infrastructure for the site. Specifically with regard to LP Policy BSC 9 it is noted that BT Openreach currently have provision for fibre to the cabinet (FTC), within Kidlington, albeit not yet fibre to the premises (FTTP).
- 7.59 LP Policy INF 1 and LPPR Policy PR11 require that appropriate provision is made for infrastructure to accompany new development in line with the policies and the Council's Developer Contributions SPD, and Appendix 4 of the LPPR. The applicant is committed to delivering necessary infrastructure to support the proposed development where requests are supported by appropriate evidence and comply with the CIL Regulation 122 tests.

Policy PR7a

- 7.60 Policy PR7a is the principal policy by which the Site is allocated. It constitutes 26 separate policy requirements related to the development of the site several of which themselves are the subject of additional subdivision, and a number of which effectively replicate policies of the Cherwell Local Plan Part 1 or other policies of the Partial Review as supplemented by SPD.
- 7.61 The key delivery requirements for the site in terms of land use and infrastructure are established at points 1 to 7. They propose; the delivery of a minimum of 430 homes, the provision of 50% affordable homes, land for the extension of Kidlington cemetery totalling 0.7ha, 11ha of land to provide public open space within the Green Belt, emergency services infrastructure, play areas and allotments and financial contributions to the provision of community facilities.

- 7.62 All of these key delivery requirements are met in full through the proposed planning application save for the Kidlington cemetery extension which, by agreement, is to be located on the Hill land to the north of the application site but within the wider PR7a allocation.
- 7.63 Points 8 and 9 of the allocation policy relate to the preparation of a Development Brief. In July 2020 Barwood entered into a Planning Performance Agreement ("**PPA**") with Cherwell District Council in which Barwood agreed to fund the Council to produce a Development Brief, in order to secure compliance with the requirement established at point 8 of Policy PR 7a. Initially Barwood had offered to fund their own consultant team to prepare the Brief to the Council's instruction and editorial control, it was considered this would be more cost efficient and quicker, however this offer was rejected. The PPA which was then entered into, included an agreed timetable which was signed up to by both parties and which placed a requirement upon the District Council to prepare and adopt the Brief by November 2020.
- 7.64 Meeting this timetable should have been important to the Council because Appendix 3 of the adopted Local Plan Partial Review includes a housing trajectory for completions of new homes on the allocation site, which assumed first completions in 2026/27 in accordance with Policy PR12a. That trajectory also included presumptions that other allocated PR sites, notably PR6a, PR6b, and PR8, would already be delivering home completions toward the Council's 5-year land supply for the Oxford unmet need in 2022.
- 7.65 None of those sites have yet started to deliver any housing against the Oxford unmet need and this adds significant weight to the need to approve development such as that at PR7a, capable of early implementation, as soon as possible, in order to maintain the Oxford unmet need 5 Year Land Supply.
- 7.66 It is noted that notwithstanding the PPA legal agreement entered into by the Council in July 2020 for the delivery of an adopted Development Brief in November 2020, the Council have so far only managed to reach a consultation draft Development Brief stage in January 2022, some 16 months behind schedule, of a 5-month timetable (to get to the Stage 3 consultation).

- 7.67 The context is established here with regard to the Development Brief programme by way of explanation as to why the application is proceeding in advance of the draft Brief having been progressed and formally adopted for development management purposes by the District Council as a material consideration. With the benefit of the draft Brief, however, the applicant has sought with only one minor exception related to the location of the proposed allotments, to meet in full the Brief's requirements.
- 7.68 This consistency with the draft Brief is demonstrated through the description of the proposed development, the submitted technical reports, and the preceding Planning Assessment. If the applicant is to be able to comply with the Partial Review Policy requirements relating to maintaining a 5-year housing land supply for the Oxford unmet need, then it is necessary that an application is made immediately and cannot be subject to further delay and uncertainty. Barwood have engaged in good faith and fully with the preparation of the draft Brief to date and seek to comply with all design requirements arising from it as noted.
- 7.69 Policy PR7a-9 relates to the specification for the Development Brief, it is effectively an instruction list to the Council itself, in what the content of the Brief should cover. Whilst not directly material to the content of the planning application, clearly if the Brief includes these elements they will be (and are) reflected in the application submission and scheme design.
- 7.70 Other aspects of the policy, which broadly relate to Ecology, Flood Risk/Drainage, Transport, Heritage, Management, Construction, Delivery and Place Shaping, have been explored and addressed throughout the Planning Assessment above, the detail for much of which, is also to be found in the supporting documentation which accompanies the planning application. In order to assist in identifying where and how each of the component parts of Policy PR7a are addressed, attached at **Appendix 1** is a table which cross references the content of the Policy, against the supporting information which addresses its content.
- 7.71 Finally, it is noted that PR7a-19 makes reference to a single comprehensive, outline scheme being approved for the entire site. With regard to this point, it

is noted that much of the policy is actually written with an understanding that development may be subject to multiple applications (i.e. points 8, 10, 11, 12, 15, 16, 20, all use the wording of 'application(s)'). In any event, the detailed draft Development Brief, provides the comprehensive design parameters to ensure a holistic approach to site delivery. In particular, Figures 13, 14, 15, 17 and 20 within the draft Brief, ensure that a clear and overarching development framework is established for the whole site.

7.72 Additionally, collaborative working between Barwood and Hill has resulted in agreement being reached with regard to both the location of the proposed cemetery extension on the Hill land and also the precise location for the crossover of the Primary Street between both land interests. Barwood understand that Hill will be submitting their own planning application for full planning permission (reflective of the fact that Hill will be building their site out themselves) later in 2022. It is concluded that there is no material breach against policy PR7a – 19. The draft potential s.106 Heads of Terms also sought by the policy are addressed in the following section.

7.73 In summary, Policy PR7a is the most important policy pertaining to the determination of this planning application as it allocates the site for development. It is extensive in its remit and in the way it seeks to control how development should come forward. The assessment in this Section of the Planning Statement, in combination with the technical detail of the supporting submission documentation, demonstrate full compliance with Policy PR7a when read as a whole.

8.0 PLANNING GAIN

Affordable Housing Statement

- 8.1 LPPR policy PR7a seeks 50% affordable housing across the 'Land at South-East Kidlington' allocation.
- 8.2 LPPR policy PR2 sets out the Council's expectations for the *Housing Mix, Tenure and Size* of affordable housing across each of the strategic developments provided for under policies PR6 to PR10. The affordable housing will be delivered broadly compliant with LPPR Policy PR2, albeit subject to the overarching consideration of the Government's subsequently published First Homes policy (PPG Reference ID: 70-012-20210524) which requires 25% of all affordable homes to be delivered through the First Home policy. The Applicant will secure a Registered Social Landlord to manage the housing stock.
- 8.3 The affordable housing delivery will be secured through the S106 Agreement.

Section 106 Draft Heads of Terms

- 8.4 LPPR Policy PR7a points 2, 18 and 19 state;

2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.

18. The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision and play areas.

19. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement.

- 8.5 Other aspects of Policy PR7a, seek provision of community facilities, including a sports pavilion/clubhouse, and allotments. These are all matters which can be secured through an appropriately worded S106 agreement, subject to compliance with the CIL Regulation 122 tests.
- 8.6 In addition, *Appendix 4 Infrastructure Schedule* of the LPPR, establishes a number of elements of infrastructure provision which the development is expected to make a proportionate contribution toward.
- 8.7 The Cherwell Developer Contributions SPD (Feb 2018) as summarised in Section 5 above, includes guidance and thresholds on the those matters of social and physical infrastructure, for which contributions are likely to be sought. Finally, the draft Development Brief at Section 7 identifies a need for the application to include a draft list of Heads of Terms.
- 8.8 Barwood are committed to making appropriate and proportionate contributions to infrastructure which is necessarily required to mitigate any impacts arising from their development, and where there is evidence to demonstrate such contributions would meet the legal tests of CIL Regulation 122 and that the scheme viability is not undermined. It is expected that the detail of any contributions will be agreed in negotiation with the Council during the determination of the planning application and having regard to requests received during the consultation period. Barwood have previously requested in pre-application consultation on the draft Development Brief (December 2020) that a definitive set of Heads of Terms be included within the Brief. The Council have not provided this list in the current draft Brief dated January 2022.
- 8.9 The details of Barwood's solicitor for agreeing the wording of any S106 and providing evidence of title and the necessary costs undertaking can be provided upon request.
- 8.10 By way of broad indication and having regard to the LPPR Appendix 4, and the Developer Contributions SPD, it is noted that contributions may be sought to cover the following matters listed below. **Inclusion in the list does not indicate acceptance by Barwood that all matters identified**

are necessary to make the application acceptable in planning terms, but rather this factually summarises the content of the various Plans/Documents identified, absent any site-specific assessment against CIL Reg 122 or viability;

- 50% Affordable Housing – Developer Contributions SPD
- Expansion of Water Eaton Park & Ride - LPPR Apx 4 item 2
- Park & Ride at London Oxford Airport - LPPR Apx 4 item 3
- Bus Lane and bus stop improvements along the A4260/A4165 - LPPR Apx 4 item 4
- A4165 improvements – LPPR Apx 4 items 4a, 8d, 9, 9a
- A4260 improvements – LPPR Apx 4 items 4b – 5c, 8c, 9, 11, 11a
- A44 corridor improvements – LPPR Apx 4 items 8-8b
- Pedestrian/Cycle improvements Kidlington/Begbroke/Yarnton - LPPR Apx 4 item 10
- Kidlington roundabout pedestrian/cycle enhancement - LPPR Apx 4 item 18
- Footway along Southbound Bicester Road/enhancements to Oxford Parkway, Water Eaton P&R - LPPR Apx 4 items 29, 30
- Primary Education contributions - LPPR Apx 4 items 43, 35
- Secondary Education contribution - LPPR Apx 4 item 38
- SEN/Early Years contributions - LPPR Apx 4 item 39
- Water supply and Sewage upgrade contribution - LPPR Apx 4 items 40, 41
- Cassington WwTW – improvement need noted but will be funded outside of s.106 through normal connection charge process.
- Neighbourhood Policing - LPPR Apx 4 item 49
- GP health facility contribution - LPPR Apx 4 item 50
- Sports Hall/Swimming Pool contribution - LPPR Apx 4 items 51, 52
- Community facility expansion St John's Baptist Church - LPPR Apx 4 item 56
- Canal Tow Path improvements - LPPR Apx 4 item 58
- Converting existing Hockey AGP at Kidlington to 3G - LPPR Apx 4 item 65
- Establishment of on-site Management Company to manage POS/Ecological enhancements - Developer Contributions SPD 4.116 & 4.129
- Apprenticeships and skills - Developer Contributions SPD (Employment Skills & Training Plan to be incorporated by Condition)
- Cemeteries - Developer Contributions SPD (Cemetery extension to be delivered on allocation site)
- Public realm, public art and cultural well-being - Developer Contributions SPD
- Waste (Bin/Collection vehicle/Recycling Banks) – Developer Contributions SPD

9.0 SUMMARY AND CONCLUSIONS

Summary

- 9.1 This Planning Statement has been prepared on behalf of Barwood Development Securities Ltd and The Trustees to the Philip King Homes Trust to support an application for outline planning permission for Land at Gosford. The Site is allocated for residential development in the adopted Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review, through Policy PR7a.
- 9.2 The Applicant is seeking outline planning permission for:
- "Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road."*
- 9.3 The detailed design of the proposed development (except for vehicular and emergency accesses from the Bicester Road) is not submitted for approval at this time. This will be subject to a future submission for the approval of the reserved matters of appearance, landscaping, layout and scale.
- 9.4 The total site area extends to some 27.75ha. The application seeks approval for the provision of up to 370 new homes, at an assumed average density of 37.5dw/ha, on a net developable area of 9.89ha. 50% of the new homes proposed will be 'affordable' as defined by the NPPF and as required by Policy PR7a-2.
- 9.5 As shown on the submitted Development Framework Plan, there is proposed to be some 17.72 ha of Green Infrastructure within the site, which will include; land for 4.0 ha of sports pitches, and a Sports Pavilion/Clubhouse (250msq); 0.6 ha of land for allotments; some 0.29 ha of land for children's play, including a combined Local Equipped Area of Play/Local Area of Play (LEAP/LAP) to the north, and a LEAP/Neighbourhood Equipped Area of Play/Multi-Use Games Area (LEAP/NEAP/MUGA) to the south west; SUDS

features comprising of 2 drainage basins and a swale, occupying an area of some 1.1 ha.

- 9.6 The remaining area of Green Infrastructure includes a large area created as public open space to the south of the site, on land which remains in Green Belt, and also for the delivery of a 3m high noise bund with a 3 m high fence alongside the south-eastern boundary of the site nearest to the A34, providing screening and a noise barrier between the application site and the A34.
- 9.7 The Applicant and agent have sought to engage positively with both Water Eaton Parish Council and Kidlington Parish Council throughout their promotion of the site, including during the progression of the Development Plan and also the period leading up to this application. The site falls wholly within the Parish of Gosford and Water Eaton and they have specifically requested the site be referred to as Land at Gosford to acknowledge this, but given the close physical relationship with Kidlington Parish, the applicant has also maintained dialogue throughout with the Kidlington Parish Council.
- 9.8 The Applicant has positively engaged with the Cherwell District Council and interested parties, who have been involved in production of the draft Development Brief for the site. The applicant has attended Development Brief Workshops run by Cherwell District Council and a number of meetings which have been held with officers since October 2018.
- 9.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.10 NPPF Paragraph 11 sets out the presumption in favour of sustainable development. For decision-taking, NPPF Paragraph 11(c) confirms this means approving development proposals that accord with an up-to-date development plan without delay.
- 9.11 In this case, the Development Plan consists of:

- Saved Policies of the Cherwell Local Plan (adopted 1996);
- Cherwell Local Plan 2011 – 2031 (Part 1) (re-adopted 2016); and
- Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review - Oxford's Unmet Housing Need (adopted September 2020)

9.12 The National Planning Policy Framework and relevant supplementary planning documents adopted by the Council are material considerations in planning decisions. Amongst these and relevant to this outline planning application, are the Kidlington Masterplan SPD (December 2016) and the Developer Contributions SPD (February 2018). The draft Development Brief for allocation PR7a will also be a material consideration once it has been adopted by the Council.

9.13 The Planning Statement provides a full summary of all the Development Plan policies and material considerations which are considered relevant to the planning application's determination. It includes a detailed demonstration of how the planning application's proposals meet with the Vision and Design Principles established in the draft Development Brief for the site.

9.14 The assessment goes onto to consider the proposal judged against each of the key themes from the draft Development Brief and the relevant policies. Chief amongst these policies is the Local Plan Partial Review site allocation Policy PR7a and its 26 component sections. Clear compliance with all of that policy's objectives and requirements is demonstrated.

9.15 The applicant has provided a commitment to make appropriate and justified contributions to a comprehensive planning gain package, and to accept necessary conditions to control the future development of the Site.

Conclusion

- 9.16 The application proposal represents sustainable development as defined by the NPPF and accords with all of the relevant policies within the Development Plan when read as a whole, and the requirements of the Site's draft Development Brief. The proposal has also been demonstrated to comply with all technical requirements for site delivery.
- 9.17 In accordance with the NPPF's *presumption in favour of sustainable development* the Cherwell District Council are respectfully requested to approve the application without delay.

Appendix 1 – PR7a Policy Matrix Table

Policy PR7a	
Development Brief requirement	How/Where policy is addressed
(a) A comprehensive scheme and outline layout for delivery of the residential development, formal sports provision and associated infrastructure. Minor variations in the location of specific uses will be considered where evidence is available.	Draft Development Brief Development Framework Plan (Dwg No: CSA/3263/123 Rev B) Landscape Strategy Plan (Dwg No. CSA/3263/124)
(b) The site for the cemetery extension.	To be located on Hill Land. See Planning Statement paras 7.43 + 7.47
(c) Points of vehicular access and egress from and to existing highways.	Transport Assessment (Brookbanks: 10669 TA01 Rv1) paras 4.2 – 4.5 and Appendix D Access Strategy Dwg 10669-SK-05 Rev A
(d) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Kidlington, to Oxford Parkway Railway Station and Water Eaton Park and Ride, to enable the crossing of Bicester Road, to achieve public accessibility between the residential development and the land for formal sports, and to existing or new points of connection off-site and to existing or potential public transport services.	Transport Assessment (Brookbanks: 10669 TA01 Rev1) paras 2.10, 3.10 – 3.12, 3.18 – 3.26 Residential Travel Plan (Brookbanks: 10669 TP01 Rev 1) Development Framework Plan (Dwg No: CSA/3263/123 Rev B) Planning Statement paras 7.28 et seq

Policy PR7a	
(e) The protection of the existing public right of way on the eastern boundary of the site and an outline scheme for pedestrian and cycle access to the surrounding countryside.	<p>Design and Access Statement (CSA/3263/123 Rev B) s2.2</p> <p>Development Framework Plan (Dwg No: CSA/3263/123 Rev B)</p> <p>Planning Statement paras 7.28 et seq</p>
(f) Design principles which seek to deliver a connected and integrated extension to Kidlington while being sensitive to the historic development pattern of Water Eaton Lane.	<p>Design and Access Statement (CSA/3263/12/Rev B) s.3.1, 3.2, 4.1.</p> <p>Development Framework Plan (Dwg No: CSA/3263/123 Rev B)</p>
(g) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (10) below.	<p>Ecological Impact Assessment para 6.3 (CSA/3263/09/Rev B)</p> <p>Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D)</p>
(h) An enhanced area of woodland along the south-eastern boundary of the site and the establishment of a new area of woodland planting.	<p>Landscape Strategy Plan (Dwg No. CSA/3263/124)</p> <p>Development Framework Plan (Dwg No: CSA/3263/123 Rev B)</p> <p>Landscape and Visual Impact Assessment (CSA/3263/06 Rev A) paras 5.4 + 5.5</p>
(i) The maintenance and enhancement of the tree lines and hedgerows	<p>Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) para 4.16</p>

Policy PR7a	
(j) An outline scheme for vehicular access by the emergency services.	Transport Assessment (Brookbanks: 10669 TA01 Rv1) paras 4.2 – 4.5 and Appendix D Access Strategy Drawing number: 10669-SK-05A
10. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council.	Ecological Impact Assessment Appendix F (CSA/3263/09 Rev B)
11. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and submitted Tree Survey and to be agreed before development commences. The BIMP shall include: (a) Measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction.	Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) s.3
(b) Measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development.	Ecological Impact Assessment (CSA/3263/09/Rev B) s.5 Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) s.4, s.5
(c) Demonstration that designated environmental assets will not be harmed, including no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro-chemical or sedimentation impacts.	Ecological Impact Assessment (CSA/3263/09/Rev B) s.5
(d) Measures for the protection and enhancement of existing wildlife corridors.	Ecological Impact Assessment (CSA/3263/09/Rev B) s.5 Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) s.4, s.5

Policy PR7a	
(e) The creation of a 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.	Ecological Impact Assessment (CSA/3263/09/Rev B) s.5 Development Framework Plan (Dwg No: CSA/3263/123 Rev B)
(f) Measures to minimise light spillage and noise levels on habitats especially along wildlife corridors.	Ecological Impact Assessment (CSA/3263/09/Rev B) para 6.3 Full details for Reserved Matters stage, to be secured by Condition.
(g) The protection of the water environment.	Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) para 3.22 and s.4
(h) Farmland bird compensation.	Ecological Impact Assessment (CSA/3263/09/Rev B) para 4.41
(i) Proposals for long-term wildlife management and maintenance.	Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) s.4, s.5
(j) A scheme for the provision of in-built bird and bat boxes, wildlife connectivity between gardens and for the viable provision of designated green walls and roofs.	Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) para 3.25, s.4, s.5
12. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, and protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.	Ecological Impact Assessment (CSA/3263/09/Rev B)

Policy PR7a	
<p>13. A Flood Risk Assessment shall be submitted with the application(s). The application shall be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 2 SFRA. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs. Residential development should be located outside the modelled Flood Zone 2 and 3 envelope which extends into the north eastern corner of the site.</p>	<p>Flood Risk Assessment (Brookbanks: 10669 FRA01 Rv1)</p>
<p>14. The application should demonstrate that Thames Water, Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.</p>	<p>Flood Risk Assessment (Brookbanks: 10669 FRA01 Rv 1) paras 2.5, 3.35</p>
<p>15. Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development.</p>	<p>Residential Travel Plan (Brookbanks: 10669 TP01 Rv 1)</p>
<p>16. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</p>	<p>Heritage Assessment (CSA/3263/07 Rev B)</p>
<p>17. The application shall include a management plan for the appropriate re-use and improvement of soils.</p>	<p>Planning Statement paras 6.78 – 6.81</p>
<p>18. The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision and play areas.</p>	<p>Planning Statement s.8</p>

Policy PR7a	
19. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement.	Planning Statement paras 7.68 – 7.72 and s.8
20. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing.	Planning Statement paras 3.20 – 3.22
21. The application shall include an Employment, Skills and Training Plan to be agreed with the Council.	Employment, Skills and Training Plan (Pegasus 18-2523)
22. A layout, design and appearance for an extension to Kidlington that seeks to improve the appearance of, and is fully integrated and connected with, the existing built environment, which maximises the opportunity for walking, cycling and wheelchair use, which provides for a modern, highly functioning outdoor sports facility, which provides high-quality, publicly accessible and well connected green infrastructure and which provides for well-designed connectivity and interface between the residential development and the sport facilities.	Design and Access Statement (CSA/3263/12/Rev B) Development Framework Plan (Dwg No: CSA/3263/123 Rev B)
23. The establishment of a connecting pedestrian, cycle and wheelchair route from the site across the Bicester Road and from the sports pitches and residential development to Water Eaton Lane and the public right of way along the eastern boundary of the site.	Development Framework Plan (Dwg No: CSA/3263/123 Rev B) Residential Travel Plan (Brookbanks: 10669 TP01 Rev 1) paras 5.10 et seq
24. The provision and maintenance of enhanced native landscaping to help emphasise the Green Belt location of the outdoor sports facilities, to minimise the urbanising influence of the sports pitches, to maintain openness and to enhance the distinction between the site and land to the south of the A34.	Landscape Strategy Plan (Dwg No. CSA/3263/124) Biodiversity Improvement and Landscape Management Plan (CSA/3263/10/Rev D) paras 4.74 – 4.80

Policy PR7a	
<p>25. Protection of the residential amenities of properties on Water Eaton Lane.</p>	<p>Development Framework Plan (Dwg No: CSA/3263/123 Rev B)</p> <p>Landscape Strategy Plan (Dwg No. CSA/3263/124)</p> <p>Design and Access Statement (CSA/3263/12/Rev B) s.3</p>
<p>26. Layout and design that encourages the sustainable and safe management of waste by individual households while minimising the visual and pollution impacts.</p>	<p>Development Framework Plan (Dwg No: CSA/3263/123 Rev B)</p> <p>Design and Access Statement (CSA/3263/12/Rev B)</p> <p>Full details for Reserved Matters stage, to be secured by Condition.</p>