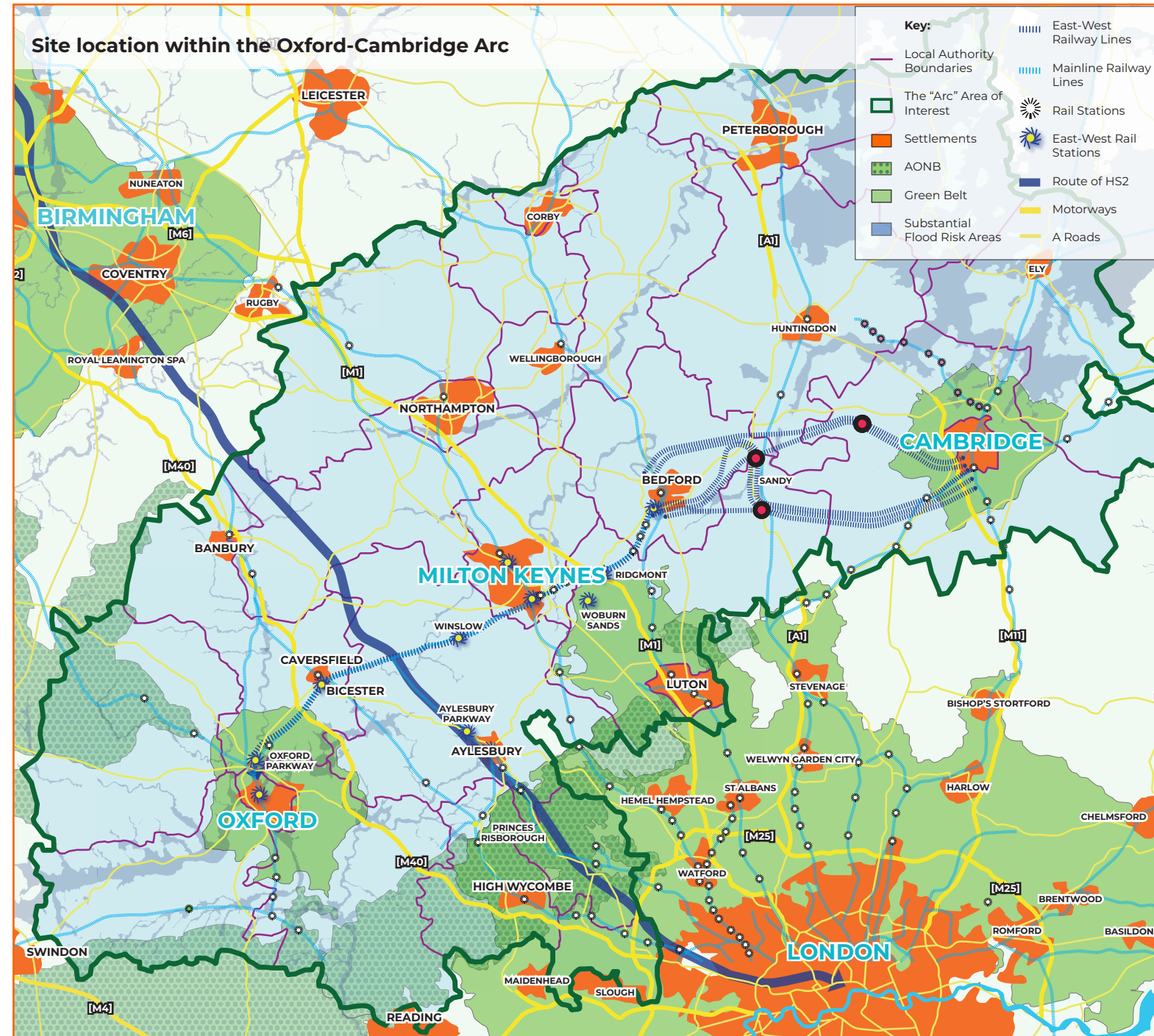


2

Context Analysis



Planning Policy Context

This section provides a summary of the previously refused scheme as well as relevant local planning policies that are necessary to consider in bringing the current proposals for the Site forward.

Previous Refusal

An outline application for up to 200 residential units on the Site was refused in 2013 (13/01056/OUT) and dismissed at appeal in 2014 (APP/C3105/A/13/2208385). Our current proposals respond to the issues raised previously, with particular attention now paid to connectivity and the importance of a landscaped design approach which results in a reduction of housing.

Cherwell Local Plan

The adopted Cherwell Local Plan Part 1 2011 to 2031 sets the development framework for Cherwell District up to 2031. The village of Caversfield sits within close proximity to the town of Bicester. The Local Plan's spatial strategy identifies Bicester as one of the two largest/principle settlements within the District. Land at Caversfield forms part of the wider Bicester masterplan area where a significant amount of growth is already planned. This growth is in part, to help better align the balance of homes and jobs in the town. The town benefits from significant amounts of existing and planned infrastructure.

As one of the largest settlements in the District benefiting from jobs, services, transport links and recreational uses, the wider Bicester masterplan area, including Caversfield can accommodate future sustainable growth.

Oxfordshire 2050 Plan

In the same vein as the adopted Cherwell Local Plan, the Oxfordshire 2050 Plan recognises the role of Bicester as one of the larger settlements and growth locations in the District and wider Oxford-Cambridge Arc. This role can be further enhanced through the delivery of further sustainable allocations within the wider masterplan area – including at Caversfield. Richborough Estates look forward to working successfully with Cherwell District Council, Oxfordshire County Council and the Oxfordshire Growth Board to deliver this sustainable future growth. Additional sustainable residential development in the wider masterplan area will support the needs of this growing community.

