

## 6. PLANNING POLICY CONTEXT

### Introduction

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The site sits within the constituency of Cherwell District Council, and its relevant development plan comprises:
- Cherwell Local Plan 2011-2031 Part 1;
  - Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need; and
  - 'Saved' policies of the Adopted Cherwell Local Plan 1996;
- 6.3 The Council is currently reviewing the above documents and is preparing the Cherwell Local Plan 2040. The Local Plan preparation is still at an early stage; the latest consultation, on the Regulation 18 Local Plan Consultation Draft, took place at the end of 2023.
- 6.4 This Chapter sets out the key policy documents and other Material Considerations. A full review of all planning policies is set out in detail within the Planning Statement which accompanies the application, which includes an assessment of each of the policies and the planning balance.
- 6.5 In addition, other technical guidance relevant to each topic matter has been outlined in each of the Technical Chapters within the ES.

### Development Plan

- 6.6 The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015. The Plan provides the strategic planning policy framework for the District. The Plan's commitment in paragraph B.95 to address Cherwell's apportionment of Oxford's unmet housing needs was fulfilled with the adoption of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review Oxford's Unmet Housing Need on 7 September 2020.
- 6.7 The Council undertook a review of the policies of the Local Plan (The Regulation 10A Review of Local Plan Policies, February 2023) and concluded that nearly all policies are generally consistent with government policy and/or local circumstances do not indicate that the policy needs updating at this time with the exception of Policy BSC1 District-wide Housing Distribution (due to proposals having been implemented or very unlikely to come forward). The Council considers that where policies have some inconsistencies with the NPPF and/or there has been a significant change in

local circumstances this is limited to the specific policy and does not lead to wider concerns that the development plan as a whole is out of date.

6.8 Relevant policies of the Development Plan can be found at **Appendix 6.1**.

## Material Considerations

### **National Planning Policy Framework (NPPF)**

6.9 The NPPF was revised in December 2023, and sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

6.10 Paragraph 7 of the NPPF outlines the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF sets the three overarching objectives to aim sustainable development, namely the economic, social and environmental objectives. Paragraph 10 of the NPPF sets out the heart of the Framework is the presumption in favour of sustainable development.

6.11 A copy of the policies relevant to the Proposed Development can be found within **Appendix 6.2**.