



PLANNING STATEMENT - NOVEMBER 2014

# WOODSTOCK EAST







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**Planning Statement  
Woodstock East  
November 2014**



Vanbrugh Unit Trust



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## 1 OVERVIEW

- 1.1 Woodstock, a town 8 miles northwest of the city of Oxford is steeped in history; the towns association with Blenheim Palace has given it an international significance. At the heart of Woodstock is the Town Hall, square and shopping area, with arrangements of buildings much the same as they were in the 16th Century. The town has for over 900 years benefited from the commercial opportunities associated with the royal connections with the park; the first royal palace built under King Henry 1, Elizabeth 1 was kept under house arrest in the old Palace and then in 1704 the building of Blenheim Palace was commenced by John Churchill, 1st Duke of Marlborough, given by Queen Anne in gratitude for his victory over French forces at Blindheim in 1704.
- 1.2 The important connection that Woodstock has with Blenheim Palace still remains, but with a different emphasis. Woodstock is now a popular tourist destination, with people traveling from all over the world to visit the Palace and historic town, to enjoy a slice of English history and Cotswold charm.
- 1.3 Woodstock lies within the County of Oxfordshire, the geographical heart of the UK with Oxford City as the county's "capital". In the latest Centre for Cities Report, Oxford was highlighted as one of eight most buoyant cities in the UK. Oxfordshire with its global and unique blend of history, academic excellence, business savvy, and science and research sits perfectly within the government's long-term vision for the UK economy.
- 1.4 With excellent transport links to the capital and beyond to other international centres of excellence, Oxfordshire is well placed to attract the best entrepreneurial, scientific and academic minds in the world. The stage is set for the worldwide Oxfordshire brand to move forward the economy, and bring a wealth of jobs to the people of Oxfordshire. Current forecasts are for 80,000 new jobs in the county by 2031, with a forecasted population growth of 90,000 by 2026 and up to 100,000 by 2031.
- 1.5 That being said, Oxford and Oxfordshire are not performing at the same level as other comparable cities with world renowned universities such as Cambridge. The Oxford and Oxfordshire City Deal, an ambitious and far reaching economic strategy is set to change this, creating jobs and training opportunities, to secure a strong and robust economic future for Oxfordshire, safeguarding jobs, and improving the standard of living for all Oxfordshire residents. Whilst the City Deal will fund infrastructure and business development, the Districts within the County are tasked with delivering housing to support this growth.
- 1.6 Running parallel to this is the housing crisis felt across the UK, and particular in Oxfordshire where the most recent evidence base<sup>1</sup> suggests that to ensure everyone has a decent and affordable home, between 93,560 and 106,560 houses will be required to be delivered in the next 20 years. A massive challenge in a County steeped in history.
- 1.7 This unprecedented economic growth strategy will have knock on effects for all settlements in Oxfordshire, greater prosperity and job opportunities will enhance peoples lives, but there are barriers that could prevent these aspirations turning into reality.
- 1.8 Oxfordshire's ability for growth is constrained by inadequate infrastructure; congestion on Oxfordshire roads has doubled between 2007 and 2011, with peak journey times forecasting to increase further; this together with

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<sup>1</sup> Oxfordshire Strategic Housing Market Assessment (April 2014)

some of the most beautiful and valued countryside in the UK, restricts opportunities for sustainable development. The Oxfordshire County Council “Connecting Oxfordshire” document confirms that, in respect to improving sustainable transport across the county, small-scale transport solutions will not deliver the required improvements to the transport infrastructure; more radical solutions will be required to transform transport in Oxfordshire.

- 1.9 Land supply is constrained by the Oxfordshire Green Belt that guards against the erosion of the countryside, further still constraining the ability to create enough affordable homes for the existing and future residents of the County.
- 1.10 The Localism Act abolished regional strategic planning and the strategic plans that underpinned past growth strategies. Strategic planning has now been devolved to the local level, requiring Local Authorities to work together within the ethos of cooperation under the ‘duty to cooperate’; planning within their own administrative boundary, and also within the context of the wider partnerships of all the Local Authorities within the county of Oxfordshire. Oxford City has identified an unmet need for housing of around 28,000. Oxford City Council is unable to identify sufficient land within their administrative boundary to meet the housing needs of its residents. This need will have to be met by the other four neighbouring Local Authorities.
- 1.11 In essence, Local Authorities are no longer able to work in a vacuum, but must plan, with one eye at their own local level, and the other at a more strategic level, to ensure that local planning will not compromise the wider context of living and working in Oxfordshire.
- 1.12 This is the planning context in which the proposed new neighbourhood in Woodstock sits. The Project Team has identified and addressed site constraints and benefits that could accrue in delivering this scheme to the people of Woodstock and beyond. In brief, and explored later in this statement, the benefits can be summarised as:

(i) A mixed-use development, would deliver up to 1,500 new homes, 40% of which would be affordable, improving the opportunity for the younger generation of Woodstock to take their first step on the housing ladder. At the opposite end of the generational scale, a retirement village at the heart of the development will create sustainable homes for the older population of Woodstock and the wider area. The inclusion of Class B employment land would generate local jobs for local people, reducing out commuting and increasing the sustainability of the town.

(ii) A Local Centre, creating a focal point within the development will include a supermarket to serve the new and existing population of Woodstock. It is acknowledged that the existing facilities within Woodstock Town Centre reflect more the tourist, than local residents needs. A Local Centre, secondary to the main Town Centre, would significantly increase both the short and longer-term sustainability of Woodstock, and correct the balance between the needs of the local residents and the visiting tourist, whilst enhancing the towns overall vitality and viability.

(iii) The retail element of Woodstock Town Centre has been in decline for sometime for a variety of reasons. The decision to only site a supermarket in the proposed Local Centre, and to exclude other

retailers, such as bars, restaurants and takeaway outlets, will direct this element of spend to the existing town centre ensuring it thrives.

(iv) Woodstock town centre will not only benefit from the continued tourist trade but the expanded local population, will inevitably strengthen local businesses, unlike other settlements of a similar size, where their town centres continue to struggle and services and facilities close or reduce.

(v) The new neighbourhood provides the opportunity to create a new “Education and Leisure Quarter” linking together the new neighbourhood primary school, Marlborough Secondary School, the Woodstock Primary School, the leisure facilities, and Football Club; creating the opportunity to significantly improve and enhance the health and well being of the residents of Woodstock, and integrating the new neighbourhood firmly within the wider community of Woodstock.

(vi) A development to the east of Woodstock would facilitate improvements to traffic distribution on the main routes within the County. The increase in population will further safeguard the viability of the existing bus services, and create the opportunity to increase the frequency and capacity of the public transport network.

(vii) The proposed Woodstock Link and Ride facility has the potential to fundamentally change peoples behaviour in terms of providing realistic alternatives to private car use, and would;

Significantly reduce traffic congestion on the A44, by providing quick and efficient links to existing Park and Rides on the outskirts of Oxford, the new train station, “Oxford Parkway”, at Water Easton (opens in 2015) and the City Centre.

Connect Woodstock to the employment growth points included within the City Deal, as well as improving access to the adjacent Oxford Airport, Oxford Parkway and Long Hanborough railway stations.

Provide a sustainable solution for the car parking problems currently experienced in Woodstock town centre.

(viii) The location of the site is not in the Green Belt, is outside of national and local landscape designations, and remote from the historic core of Woodstock. Cherwell District Council in their Local Plan Examination confirmed that to meet local housing needs, a small-scale local review of the Green Belt might be required, and that a further strategic countywide review to meet the unmet housing needs of neighbouring authorities, was a very likely possibility. The approval of the application site for a mixed-use development would go some way in avoiding the need for a Green Belt review, and would cause no harm or comprise the integrity of the historic or environmental qualities of the area.

(ix) Part of the uplift in the value of the application site, should the application be approved, will be ring fenced and used solely for works and repairs to the World Heritage Site to help ensure its long-term sustainability. Blenheim Palace World Heritage Site is the only World Heritage Site (WHS) in the UK



that is privately owned and consequently has no significant access to Heritage Lottery Fund or other sources of public funding. The only manner in which the Blenheim Estate is therefore able to raise funds to support the WHS is through its own business activities or the release of land for land development. A consent on this site would significantly help protect, in perpetuity the long-term future of one of the World's most significant heritage assets, and safeguard the investment from tourists that it generates for the businesses of Woodstock and beyond.

(x) The strategic advantage from the location of Woodstock, directly north of the Oxford City growth corridor, employment, and exceptional public transport networks, is well placed in terms of the Districts "Duty to Cooperate" responsibilities.

- 1.13 A comprehensively and sensitively designed exemplar new neighbourhood in Woodstock will accrue significant social, environmental and economic benefits to the residents of Woodstock, and in the wider context of Oxfordshire.

**This Planning Statement will explain how the proposal for Woodstock East represents the very best in truly "sustainable Development" that would ensure Woodstock remains one of the most sustainable settlements in West Oxfordshire.**

## 2 THE PROPOSAL

- 2.1 This Planning Statement is provided in support of a hybrid planning application for a mixed-use development on land east of Woodstock, submitted by West Waddy ADP on behalf of Pye Homes and The Vanbrugh Unit Trust, part of the Blenheim Estate. This application straddles local authority boundaries with the site being located in West Oxfordshire District Council and Cherwell District Council.
- 2.2 The proposed development will create a new mixed use neighbourhood in Woodstock. The development will include the erection of up to 1,500 new homes, including a care village providing (C2) with up to 150 units. The new homes will include a mix of starter and larger family homes, with 40% being affordable.
- 2.3 At the heart of the new development will be a Local Centre, with 930m<sup>2</sup> of retail space, with space for a supermarket. The care village will be located adjacent to the local centre and may include publically accessible facilities. It is envisaged that the Local Centre and adjacent care village will create a vibrant element to the site to be enjoyed by new and existing residents alike.
- 2.4 There will be employment opportunities created by the retail and care village land uses, with an additional 7,500sqm of locally led employment space. (B1, B2 and B8).
- 2.5 The site will include 26.39ha of public open space dispersed through the site. A new football stadium, with all weather training pitches will replace the existing football stadium that is no longer fit for purpose. It is envisaged that these facilities will operate under a shared management agreement with the local schools and wider community.
- 2.6 The specific land use areas are as follows:
- Residential - 29.46ha
  - Employment (B1/B2/ B8) - 0.75ha
  - Retail (A1/A2/A3/A4) - 0.01ha
  - 2 Form Entry Primary School - 2.27ha
  - Care Village (C2 with A3/A4/D2) - 3.11ha
  - Link and Ride - 1.01ha
  - Football Club - 2.26ha
  - Planting (existing and proposed) - 6.33ha
  - Bat Corridor - 1.21ha
  - Allotments - 1ha
  - Play Space - 2.6ha
  - Amenity Green Space - 15.25ha

Planning Application Format

2.7 The following explains the arrangement of the hybrid application.

Outline Application is required for:

Access arrangements off the A44 (Oxford Road) and the (A4095) Upper Campsfield Road and Shipton Road.

Ejection of up to 1,500 dwellings. 40% of which will be affordable.

Retirement Village (C2)

Site for a new primary school;

Up to 930sqm of retail space;

Up to 7,500sqm locally led employment (B1/B2/B8);

Provision of a link and ride;

Site for a Football Association step 5 football facility with publicly accessible ancillary facilities;

Public open space;

Associated infrastructure, engineering and ancillary works.

2.8 All matters reserved except for means of access to the development

Full Planning Application is required for:

2.9 The detailed application forms part of the West Housing Character Area and is known as Phase1 of the development. This area relates to the existing eastern edge of Woodstock, Oxford Road (A44) and the Blenheim Palace World Heritage Site Boundary.

2.10 29 residential dwellings (29 of the 1,500 within the overall housing numbers) with associated open space, parking and landscaping, with the following housing mx.

10 x 2 bedrooms (8 affordable)

11 x 3 bedrooms (4 affordable)

2 x 4 bedrooms

6 x 5 bedrooms

### 3 THE SITE

- 3.1 The site lies to the south east of Woodstock immediately abutting the residential edge of the town, some 13km north of Oxford City Centre. It comprises some 74.41 hectares of gently sloping agricultural land divided into a series of fields bounded by established hedgerows.
- 3.2 The site is bounded by residential dwellings and school playing fields forming part of Woodstock town on its north west side, with Shipton Road and agricultural fields to the north east side. The A4095 (Upper Campsfield Road) lies to the south east, beyond which lies Oxford airport. The A44 (Oxford Road), the main access to Woodstock, lies to the south west of the site, beyond which is a caravan club site, offices, Campsfield Wood, and Blenheim Palace and parkland.
- 3.3 Blenheim Palace is designated by UNESCO as a World Heritage Site, which taken together with Woodstock town centre, forms an important context for the Woodstock East development. Although mainly agricultural land, the site contains landscape, heritage, and other features. Centrally located within the site are the buried remains of a Roman Villa, which is designated as a Scheduled Ancient Monument; to north of the site is a complex of historic buildings known as The Pest House. There is an area of Common Land in the south-eastern corner of the site. Existing tree copses and hedgerows surrounding much of the site boundaries obscure large areas of the site from their wider surroundings.
- 3.4 Woodstock has a fine historic core with many beautiful buildings, some listed, that creates a focal point for the town. Woodstock has suffered from piecemeal development over the last century, that has seen housing developments come forward that have failed to respect the character or appearance of the town. This is particularly pertinent to the south east edge, bounding the application site, which creates an unsympathetic 20<sup>th</sup> century edge to the town.



#### **4 PUBLIC CONSULTATION**

- 4.1 The applicant appreciates the importance of early and meaningful public consultation. To this end, an on-going on-line “forum” where members of the general public were able to comment, question and keep up to date on the progress of the scheme was created.
- 4.2 Public relations Company “Meeting Place Communications”, assisted by the design team coordinated the consultation. The public consultation took several forms comprising: small scale presentation to key stakeholders, including local District and County Councillors, members of Woodstock Town Council, the Woodstock Town Partnership, Wakeup to Woodstock (effectively a forum for local businesses), the surrounding Parish Councils, local business people, the local schools, football club and the residents most likely to be impacted by this proposal. Dissemination of information in a wider context was by press releases, news letters and interviews on local and national radio and television stations.
- 4.3 The main thrust of the public consultation was the two-day public consultation event held on the 3<sup>rd</sup> and 4<sup>th</sup> October 2014 in Woodstock. All households in the town were sent an invitation to attend. Following this, the “East Woodstock” website was launched, regularly updated with news and information, with facilities allowing visitors to leave comments.
- 4.4 138 people attended the public consultation events, with only 59 of those attending completing a feedback form. The feedback form showed that most comments related to the scale of the development, the impact of an increase in traffic and the character of Woodstock.
- 4.5 The Statement of Community Engagement explains the consultation process further.

## 5 PRE-APPLICATION PROCESS

5.1 The applicant submitted to Cherwell and West Oxfordshire District Council an EIA Scoping Report. The key impacts identified by the report were: economic and retail, transport and accessibility, flood risk and drainage, lighting, air quality, noise and vibration, landscape, ground conditions, heritage, and ecology and the natural environment. The report identified the methodology on how the impacts would be assessed. The response to the Scoping Report and how the matters raised have been dealt with is included within the introduction of the EIA.

5.2 The applicants held four meetings with West Oxfordshire District Council and Cherwell District Council. Preliminary separate meetings were held with each district to make them aware of the application. Discussions were general in nature around the justification and reasons for bringing forward the development; being

- \* The publication of the Oxfordshire Strategic Housing Market Assessment (April 2014) and issues over 5 year housing land supplies

- \* That Woodstock is one of the most sustainable towns in West Oxfordshire, capable of taking additional growth

- \* That the site sits within the City Deal “knowledge spine” and could contribute to the delivery of this economic strategy

- \* An identified need of the Blenheim Palace World Heritage Site

5.3 The design rationale was discussed; site access points, green infrastructure, the heritage assets, and the proposed land use budgets. Discussion took place on the scale and need of small to medium sized employment units. It was appreciated by the council that the site could provide homes to support the planned employment growth at Kidlington and Begbroke.

5.4 A further two joint meetings with the district councils were held on the 6<sup>th</sup> and the 19<sup>th</sup> November 2014, with the “work in progress” Masterplan tabled at both for discussion. The main issues raised at the first meeting were;

- \* Land use and location – reasons and justifications

- \* Connectivity and integration of the site with the existing settlement of Woodstock

- \* Efficient and effectiveness of bus routes through the site

- \* How the primary school will be integrated within the community, and how the shared facilities may be used and operate

- \* Phase 1 – the planning application is being submitted as a hybrid, namely, largely an outline application but with one area in detail. The full part of the planning application was discussed to ensure that a good and appropriate sense of place was achieved

5.5 During the second meeting, the applicant presented further information on the initial site analysis and constraints plan, and how the Masterplan had been amended to take account of the previous councils comments. The main changes being:

- \* Re alignment of the dwellings on the access road from the A44 that links to the proposed local centre  
- to improve the appearance of the streetscene

- \* Amendments to the retirement village layout, to create improved integration between both sides of the access road linking to the local centre

- \* Improved pedestrian connections across the site, and the wider connections of Woodstock

- \* Improved open space arrangements, linking the employment space, link and rides with the rest of the site and the wider context of Woodstock

5.6 A full analysis on how the design evolved over the pre-application meeting can be found in the Design and Access Statement.

## 6 HOUSING REQUIREMENT AND SUPPLY

### National Policy Context

- 6.1 The Government wants to see more housing built to meet an identified public need. In March 2012 it introduced the National Planning Policy Framework (NPPF). The NPPF at paragraph 47 advises that to boost significantly the supply of housing, local planning authorities should *'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period'*.
- 6.2 In his forward to the NPPF Greg Clark MP (former Minister for Planning) states *'Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.'*
- 6.3 The NPPF sets out a series of Core Planning Principles, one of which is key to housing delivery in so much that it expects that:
- 'Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.'*
- 6.4 This Government has sought to stimulate the building and provision of more and affordable housing through a series of initiatives. Successive statements from Government have emphasised the importance of freeing up the planning and incentivising the development industry to enable the construction of more homes. For instance, The New Home Bonus Scheme introduced by DCLG February 2011, The Growing Places Fund (DCLG November 2011), and The Housing Stimulus Package announced by the Prime Minister's Office in September 2012.
- 6.5 So that sufficient housing can be provided to meet the needs of a local area, Government requires that councils plan to ensure that there is at least a 5 year supply of dwellings allocated, identified or available with planning permission to provide a wide choice of high quality homes. Understanding how this supply can be met requires calculation of overall housing need for an area, together with an up to date assessment of the number of dwellings that are coming on stream over any given time period.
- 6.6 The Government's direction is clear; ***the planning system should seek out sustainable development and approve these without delay.***



**Housing Requirements and Evidence Base**

- 6.7 Paragraph 158 of the NPPF states that each local authority should ensure that the Local Plan is based on adequate and up to date relevant evidence about the economic, social and environmental characteristics of their area; and, that their assessment for strategies for housing, employment and other uses are integrated, and take full account of the market signals.
- 6.8 Para 159 states that local authorities should have a clear understanding of housing in their area, and that this should be done through the preparation of a Strategic Housing Market Assessment (SHMA). The SHMA should cover a housing market area, and include work with neighbouring authorities in line with the “duty to cooperate” introduced in the 2011 Localism Act.
- 6.9 The Oxfordshire SHMA (April 2014) confirmed that the most appropriate Housing Market Area remains County wide, extending to the districts with administrative boundaries falling within the county of Oxfordshire; these being: West Oxfordshire, South Oxfordshire, the Vale of White Horse and Cherwell districts, and Oxford City Council. This County wide Housing Market Area has significant implications in the delivery of housing both at the local authority level and at the wider County level.
- 6.10 In accordance with paragraph 47 of the NPPF, the SHMA is the most up-to-date evidence base, that should contain the full objectively assessed housing need for West Oxfordshire and Cherwell District Councils. Confirmation that the SHMA is the most up to date evidence base has been confirmed during the Examination of the new Cherwell Local Plan.
- 6.11 The proposed new Cherwell Local Plan (2011-2031) was submitted to the Secretary of State for Communities and local Government for formal Examination on the 31<sup>st</sup> January 2014, with hearing sessions scheduled to take place in early July 2014. The Examination of the plan was subsequently suspended by the Planning Inspector to enable the council to put forward proposed main modifications, involving increased new housing delivery over the plan period to meet, as a starting point, the mid point of the objectively assessed needs of the district as identified within the Oxfordshire SHMA (April 2014).
- 6.12 As well as confirming that the Oxfordshire SHMA (April 2014) was the most up to date assessment of housing need, the Planning Inspector confirmed that the starting point for determination of the most appropriate housing figures for the district should be the mid point, between the housing numbers identified in each of the 3 projections; for Cherwell this figure was 1,140, and for West Oxfordshire 660 per annum.
- 6.13 The suspension of the Cherwell District Plan; the confirmation from the Planning Inspector that the SHMA was the most up to date housing need assessment, and that the most appropriate starting point for determining housing numbers should be the mid point figure has clear implications in how WODC and CDC should calculate their 5 year housing land supply.

**Local Position – West Oxfordshire District Council**

- 6.14 West Oxfordshire District Council's Position Statement on Housing Land Supply published in October 2012 as part of its evidence base to support the Draft Local Plan, assessed its land supply against two scenarios, one based on the Regional South East Plan (SEP) requirement, and a second based on the evidence behind the development of its Core Strategy (which morphed into its draft Local Plan). The District has put this plan on hold and acknowledged that its work to that point on housing need would not satisfy the NPPF's requirement to base the plan on the most up-to-date evidence base available, and the requirements of the Government's Duty to Cooperate.
- 6.15 Subsequent to this, the key findings of the SHMA show a substantially higher level of need for housing (and therefore the requirement for additional/new housing sites) in the District than included within the SEP. The SHMA identified that to deliver sufficient dwellings to allow residents to have access to affordable housing and jobs, WODC will have to deliver between 635 and 685 (12,700 and 22,720 between 2011-2031) with an adjusted mid range figure of 660 dwellings per annum. (13,200 2011-2031)<sup>2</sup>.
- 6.16 In light of the High Court Appeal Judgement, relating to The Hunston Properties Limited versus St Albans District Council, WODC accepted in early 2014 that it was no longer appropriate to continue to calculate their 5-year housing land supply based on figures derived from the SEP. The Council then calculated their 5-year housing land supply based on the Government's interim household projections and acknowledged that they were no longer able to demonstrate a 5-year supply. In accordance with paragraph 49 of the NPPF, the relevant policies for housing contained in the West Oxfordshire Local Plan (adopted June 2006) were now considered out of date.
- 6.17 WODC published their latest Housing Land Supply update in September 2014. The update confirms WODCs continued use of the Government's 2011 interim household projections to underpin their 5-year housing land supply. As a result of some adjustment being made in relation to migration and to extend the projections to 2029, the annual housing figure of 541, remains the housing figure that the council are using to calculate their 5-year housing land supply. This method of calculating the housing land supply is contrary to the guidance in the NPPF and recent planning decisions made by the Secretary of State.
- 6.18 In accordance with para 42 of the NPPF, WODC have added to their housing target a 5% buffer, in recognition of its previous record of strong housing delivery. Based on this approach the council concludes within its update that they can only demonstrate a 4.8 year housing land supply.
- 6.19 On the 9<sup>th</sup> October 2014 the full Development Control Committee considered two strategic sites; East Carterton, a development of 700 homes; and, West Carterton, a mixed use development including up to 1,000 homes. In the event, the Development Control Committee resolved to grant the East Carterton development subject to the signing of a S106 agreement.
- 6.20 At the same committee meeting, subsequent to the East Carterton resolution, the Head of Planning advised Planning Committee Members that, based upon the additional 300 dwellings that may be delivered on the East

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<sup>2</sup> Appendix A – Oxfordshire Strategic Housing Market Assessment (April 2014) Extract

Carterton site within the 5 year period 2015-2020, the council could now demonstrate a 5 year housing supply. The applicant has calculated this to be a 5.28 year housing land supply.<sup>3</sup>

- 6.21 The applicant believes that the council's manner in which they have calculated their housing land supply is flawed. WODC has not had regard to the NPPF in that it states: (i) housing need should be identified through a SHMA, and, (ii) the advice of the Planning Inspector at the Cherwell Local Plan Examination, that the appropriate starting point for the determination of housing need should be the mid point of the Oxfordshire SHMA (April 2014)
- 6.22 If the correct manner of identifying housing land supply is calculated, even with the additional 300 dwellings that may be delivered through the East Carterton development, WODC are still only able to demonstrate 4.23 years of housing with a 5% buffer added in accordance with para 48 of the NPPF.<sup>4</sup>
- 6.23 The applicant also has concerns regarding the appropriateness of WODC, using the lower buffer percentage figure of 5%. Up until the end of 2013, WODC had continued to maintain that the overall housing requirement for the District should be based upon the need identified in the South East Plan (SEP).
- 6.24 The Draft DLP identified a target of 365 dwellings per year, or 5,500 over the period of the draft plan – 2011 – 2029. The DLP housing requirement (based on the SEP requirement) was then used to formulate WODC's 5-year housing land supply calculation. Using these figures, WODC's 5 year housing supply for the 5-year period 2011-2015 would be 1,825 dwellings. WODC latest housing update (September 2014) identified only 823 dwelling completed during the period 2011-2014 and only 307 predicted to be delivered during 2014/15; this means that only 1,130 of the target 1,825 (62%) dwellings were delivered.
- 6.25 The applicant fails, to see on this basis, the justification for WODC including the lower 5% buffer with the council only able to deliver 62% of their housing needs over the previous 5-year period. To comply with paragraph 47 of the NPPF, and to boost the supply of housing, the higher 20% buffer should be used in their 5 year housing calculation. If this more appropriate higher buffer figure is used, including the predicted 300 dwellings delivered through the East Carterton site within the 5 year period 2015-2020, WODC is only able to demonstrate a 3.7 year supply calculated in the SHMA mid point or 4.62 on the interim household projections figures.<sup>5</sup>
- 6.26 WODC's housing delivery is dependent upon the delivery of housing from two strategic sites, Carterton East and North Curbridge, Witney. North Curbridge, with a resolution to grant permission for 1000 homes (March 2013) has been significantly delayed by on-going difficulties in negotiating the S106 agreement, can only be expected to deliver 185 homes in the 5 year period 2015-2020, and a more realistic delivery period for East Carterton strategic site would be 260 in the period 2015-2020.<sup>6</sup>
- 6.27 The applicant suggests that WODC are being very optimistic in the number of dwellings expected to be delivered by East Carterton and North Curbridge strategic sites. With only around 445 dwellings being delivered

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<sup>3</sup> Appendix B Table 2

<sup>4</sup> Appendix B – Table 1

<sup>5</sup> Appendix B Table 1 and 2

<sup>6</sup> Appendix C

from these two strategic sites, WODC will only be able to demonstrate a 3.54 years of housing land supply with an additional 5% buffer, or 3.1 years if a 20% buffer is used, when calculated in the mid point.<sup>7</sup>

- 6.28 To kick-start and to push forward their stalled draft Local Plan, WODC published in August 2014 their Local Plan Housing Consultation document. The Local Plan Housing Consultation document sets WODC a target of 9,250 homes (520 per annum) over the plan period 2011-2019. WODC has reported on its website that there were over 500 representations made to the consultation, with 78% of those respondents disagreeing with the target number of houses set by WODC. The housing figure falls woefully below the identified need of the Oxfordshire SHMA.
- 6.29 Subsequent to the closing of the consultation, WODC have informed interested parties that their original timetable for taking the Local Plan to the October 2014 Cabinet meeting for a resolution to forward to the Secretary of State for examination has been postponed indefinitely, to allow further technical work to be undertaken. The applicant and other interested parties are waiting for some definitive evidence from WODC on how they are able to demonstrate a 5-year housing supply.

### **Local Position – Cherwell District Council**

#### Housing Land Supply

- 6.30 As one of the five Local Authorities located within the Oxfordshire Housing Market Area, the same housing evidence document that underpins the objectively assessed housing need for WODC underpins the housing numbers for CDC. The Oxfordshire SHMA contains the most up to date housing need figure for Cherwell District Council.
- 6.31 In May 2014 Cherwell District Council published a ‘Housing Land Supply Update’ which demonstrated a 5.5 year supply of housing for the period 2014 to 2019 and a 5.8 year supply for the period 2015 to 2020. However, these housing supply figures were based on a requirement to build 670 dwellings per year (the figure provided within the South East Plan and within the now suspended Cherwell Local Plan 2006-2031). Based on these figures, Cherwell District Council submitted its Submission Draft Local Plan to the Secretary of State for public examination.
- 6.32 As previously mentioned in this statement, the public examination into the CDC Draft Local Plan (January 2014) was suspended by the Inspector who considered that the evidence base that underpinned the housing delivery in the submission document was out of date, and that the council must base its objectively based housing need, in accordance with para 47 of the NPPF, on the Oxfordshire SHMA, and that the starting point when assessing housing need should be based upon the SHMA mid point. The figure identified for Cherwell District is 1,140 dwellings per year.
- 6.33 Table 1 within Cherwell District Council’s ‘Housing Land Supply Update May 2014’ with the revised requirement of 1,140 dwellings per annum rather than 670 per annum shows that there is a large shortfall in the five year

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<sup>7</sup> Appendix B – Table 3



supply of housing within the District. The calculation shows that, using the figures endorsed by the Inspector within the SHMA, Cherwell District only has a 2.6-year supply of housing.

- 6.34 CDC believed that they would be able to identify further land to deliver the additional housing need identified in the SHMA; the Planning Inspector accordingly postponed the examination to allow Cherwell DC time to do this. CDC decided on a 3-pronged approach to evaluating and identifying additional housing land which included; a “call for sites”; the existing scale and densities of strategic sites were reviewed; and, alternative housing sites considered.
- 6.35 These tasks have been undertaken and decisions made. The revised Local Plan submission and main modification document were ratified at the Cabinet meeting held on the 21st October 2014 and have been forwarded to the Secretary of State. The Public Examination of the Draft Local Plan including the Main Modifications is due to recommence in December 2014. Suffice to say, in the timescales available for the council to undertake an evaluation of their housing land supply and to increase it by just over 40%, only a cursory evaluation of options and sites could have been possible.
- 6.36 The land east of Woodstock subject of this application was submitted in August 2014 during the “call for sites” and rejected due to the site being in a less sustainable location, and adverse impacts upon the historic environment and countryside. The rejection of the site was not surprising, based at that time, on limited information available to the council. Subsequently the site was not assessed within the Sustainability Appraisal Addendum.
- 6.37 Its is not the intention of this Statement to analyse the choices made by the council in demonstrating their new housing numbers and how they have sought to increase the delivery of housing from 670 to 1,140, this will be determined at the Public Examination later this year. That being said, it may be useful, at this stage to identify the main issues that CDC will have to face in delivering the target number of housing.

\* 750 dwellings have been allocated to the most sustainable rural settlements, with Kidlington almost certainly having to take most of these. Delivery of housing in the rural areas, including Kidlington will require the significant release of land from the Green Belt, which the Council will have to robustly justify. Release of land from the Green Belt will be time consuming, politically unpopular, create uncertainty, and a high-risk strategy to rely upon, to deliver the target number of dwellings.

\* The location of Kidlington for further significant development is limited. Potential development land north east of the town being located in Flood Zones 2 and 3 will be difficult to bring forward; the Council will have to demonstrate that there are no sequentially preferable sites.

\* Developing land to the west of Kidlington could result in unacceptable coalescence between the towns of Yarnton and Begbroke: developing land to the south east could potentially lead to unacceptable urban sprawl, and a reduced Green Belt protecting the historical integrity of Oxford City. Whilst this will not prevent some limited development, the target number of dwellings expected within the rural areas may not be delivered, which could impact upon the successful delivery of the required number of dwellings over the plan period, 2011-2031.

\* Coalescence and Green Belt issues will be of particular concern to the success of the planned strategic economic growth included within the City Deal for Begbroke; over £2m worth of investment will bring forward the proposed Begbroke Innovation Accelerator.

\* The main modification 139 (Policy Villages 1 Village Categories), allowing infilling in all village categories may increase the opportunity for small scale windfall development to contribute to meeting the housing needs; however, it is anticipated that this strategy will not be robust enough to fulfil the housing target for the rural areas. This may impact the overall number of dwellings delivered.

\* The reliance of housing delivery through Neighbourhood Plans (NP) is time consuming and unpredictable. Without guidance from the Council on proposed housing numbers required for the larger villages, housing delivery through NP may not bring forward the anticipated number of dwellings, putting at risk the overall housing delivery targets.

#### Summary – Housing Need

- 6.38 The applicant believes the only robust and justified starting point that WODC is able to use to determine their 5 year housing land supply, should be the mid point of the housing needs range identified for WODC in the Oxfordshire SHMA; and in view of the under delivery of housing over the last 5 years (2011-2015), a 20% buffer should be added to the identified housing demand.
- 6.39 Bearing in mind the above, WODC are only able to demonstrate a 3.54 year land supply including 5% buffer, or a 3.10 year land supply if the more appropriate 20% buffer is included. This is significant in terms of the council's decision-making process.
- 6.40 Whilst CDC have increased their housing supply to meet the mid point level of the objectively assessed housing need identified in the SHMA, there has been no allowance for the additional dwellings to assist in meeting neighbouring Local Authorities unmet housing need, specifically the 28,000 unmet housing needs of Oxfordshire City Council. In reality, it is likely that CDC and WODC will have to allocate further housing land to meet their "duty to cooperate" responsibilities under The Localism Act.
- 6.41 Woodstock East is available, deliverable and sustainable, in an appropriate location and able to assist both CDC and WODC in meeting their housing shortfall and to contribute to the unmet needs of neighbouring Local Authorities.
- 6.42 Woodstock is an established town; the proposed site is well placed to provide an attractive environment in which to live. Additional development in Woodstock will create the opportunity to, and improve the quality of the infrastructure and services in the town making it a more sustainable place for all to live and work.
- 6.43 An East Woodstock extension to the town is consistent with local aspirations and National Policy. In accordance with paragraph 14 of the NPPF planning permission should be granted.

## **7 OVERVIEW OF OTHER RELEVANT PLANNING POLICIES**

- 7.1 Planning applications must be determined in accordance with an up to date Development Plan, unless material considerations suggest otherwise. Other material considerations include the National Planning Policy Framework (NPPF), Planning Practice Guidance and other development plan documents such as Supplementary Planning Documents, for example Design Guides.
- 7.2 The application site falls within two planning authorities, West Oxfordshire and Cherwell District Council. It is therefore necessary to consider the application in the context of two sets of policies. It is not intended in this section to describe in detail local planning policies. Appendix D lists all relevant local and national planning policies relevant to this development.

### **Local Planning Policies – West Oxfordshire District Council**

#### West Oxfordshire Local Plan (adopted 2011)

- 7.3 The current Development Plan for the West Oxfordshire District is the West Oxfordshire Local Plan 2011 which was adopted in 2006 and covered the period up to 2011. Its saved policies (confirmed in June 2009) are therefore by law a primary consideration in the determination of any planning application within the District. However, as already demonstrated within this statement, the adopted Local Plan and its policies are considered to be out of date by virtue of the evidence base to support them, and the fact that the Council cannot demonstrate a 5 year supply of land for housing. Therefore the weight afforded to these adopted policies carries little weight. For completeness those policies relevant to this application are included within Appendix D.

#### The Draft West Oxfordshire Local Plan 2029 (December 2013)

- 7.4 This plan (commenced formerly as a 'Core Strategy') is the principle document of the local development framework, which is due to replace the above, adopted Local Plan 2011.
- 7.5 As previously mentioned WODC published their Local Plan Housing Consultation in September 2014. The Local Plan Housing Consultation document sets WODC a target of 9,250 homes (520 per annum) over the plan period 2011-2019. WODC has informed interested parties that, due to further technical work being undertaken, there is to be a further unspecified delay before there is a cabinet decision to resolve to forward the Local Plan submission document to the Secretary of State. The applicant believes that the earliest that WODC will have an adoptable Local Plan with tested housing figures will be late December 2015.
- 7.6 WODC do not have an up to date Local Plan, this is a significant material consideration in the determining of this application. For completeness those policies relevant to this application are included within Appendix D.

**Local Planning Policies – Cherwell District Council** (See Appendix B for schedule of policies)Adopted Local Plan 1996

- 7.7 The current 'development plan' for the Cherwell District is the Cherwell Local Plan 1996 which was adopted in November 1996. Its saved policies (confirmed in September 2007) are therefore by law a primary consideration in the determining of any planning application within the District. However, as already demonstrated within this statement, the adopted local plan and its policies are considered to be time expired and so out of date that no weight can be given to them. For completeness those policies relevant to this application are included within Appendix D.

The Non Statutory Cherwell Local Plan 2011

The Non Statutory Cherwell Local Plan 2011 was intended to review and update the Local Plan adopted in 1996. Work on this plan was discontinued in December 2004. The Non Statutory Local Plan 2011 is not part of the statutory development plan. However, in December 2004 Cherwell District Council approved it as an interim plan. As the plan has not been adopted and is time expired in accordance with the NPPF, no weight can be given to these policies. For completeness those policies relevant to this application are included within Appendix D.

Local Plan 2031

- 7.8 The Cherwell District Local Plan 2031 was submitted to the Secretary of State for Communities and Local Government for formal Examination on 31 January 2014, the Public Examination is currently suspended, due to re-commence in December 2014. In accordance with paragraph 216 of the NPPF, limited weight should be give to these policies until they have been tested at public examination. For completeness those policies relevant to this application are included within Appendix D.

**National Planning Policy Framework (NPPF, March 2012)**

- 7.9 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking (paragraph 14).
- 7.10 The 'golden thread' of planning is emphasized through the core planning principles of the NPPF (paragraph 17), one of which states that:
- 7.11 *'Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.'*



- 7.12 The NPPF restates the primacy of the development plan in planning decisions (paragraph 11) but only if up-to-date (paragraph 12).
- 7.13 The main thrust of the Government framework policies is to promote sustainable development proposals such that they should be permitted if the development plan is absent, silent or if relevant policies are out-of-date.
- 7.14 Paragraph 7 of the NPPF describes the 3 dimensions of sustainable development; economic, social and environmental. Para 8 further states that these roles should not be undertaken in isolation, because they are mutually dependant, and that economic, social and environmental gains should be sought jointly and simultaneously throughout the planning system.
- 7.15 The last sentence in paragraph 8 states that the planning system should play an active role *“in guiding development to sustainable solutions”*
- 7.16 The final point in paragraph 9 states that sustainable development included widening the choice of high quality homes, and paragraph 10 acknowledges that plans and decisions need to consider local circumstance for achieving sustainable development in different areas. Defining a sustainable development then is complex, involves the interrelation of many elements and balancing these elements against each other.

**To summarise**

On present timescales it is unlikely that WODC will have an up to date Local Plan in place by the end of 2015. It is appreciated that CDC is likely to have an up to date Local Plan sooner, with the re-commencement of the Public Examination of their Local Plan in December 2014. In the meantime, the lack of up to date Local Plan is significant in the decision making process of both councils.

## 8 ASSESSMENT

- 8.1 The NPPF restates the primacy of the development plan in planning decisions (paragraph 11) but only if up-to-date (Paragraph 12). Planning policies in both WODC and CDC Local Plans are time expired, this with the lack of either authority to demonstrate a tested 5 year housing land supply means that both Local Plans cannot be regarded as up-to-date. This is a significant consideration in the assessment of this application.
- 8.2 It is appreciated that in this instance, in accordance with para 14 of the NPPF, the presumption in favour of sustainable development must consider and take account of the SM located within the site and the adjacent World Heritage Site. For there to be a presumption in favour of sustainable development, the applicant must demonstrate that the development will have no adverse impact upon the SM or the WHS, and that any adverse impact of the development would be significantly and demonstrably outweighed by the benefits of the development when assessed against the NPPF taken as a whole.
- 8.3 The implications being, that the development must be assessed and determined on its sustainable merits, both in terms of the local impact upon Woodstock, and as a strategic site, in the wider context of Oxfordshire.
- 8.4 This statement seeks to; (i) assess the principle of development on the proposed site; and then, (ii) assess the proposed development in terms of how it relates to the three elements of sustainability; the social, environmental and economic strands; and (iii) for completeness, refer back to the expired and emerging local plan policies contained in the Cherwell and the West Oxfordshire Local Development Plans, and within the NPPF.
- 8.5 The assessment will progress along the following headings:

### Principle of Development

### The Social Strand of Sustainability

- \* Definition
- \* Delivering a Wide Choice of New Homes
- \* Requiring Good Design
- \* Education
- \* Health
- \* Indoor and Outdoor Recreation
- \* Other Community Facilities
- \* Summary

The Environmental Strand of Sustainability

- \* Transport, Accessibility and Impact on Highway Network
- \* Ecology and Nature Conservation
- \* Climate Change
- \* The Historic Environment
- \* Landscape
- \* Summary

The Economic Strand of Sustainability

- \* Definition
- \* Town Centre Economy
- \* Employment Opportunities
- \* Blenheim Estate
- \* Wider Economic Context – The City Deal
- \* Oxford Airport

### **The Principle of Development**

- 8.6 The site straddles both West Oxfordshire and Cherwell District Councils, with the land in West Oxfordshire District being contiguous with the settlement of Woodstock and the land in the administrative boundary of Cherwell being contiguous with this. In essence, the site lies on the edge of Woodstock.
- 8.7 The benefits of bringing forward a strategic site in this location are briefly explained in the introduction. The site, clearly, has to be considered as a whole and not as two separate parcels of land. However, it is anticipated that each Local Authority will assess how the development complies with their own planning policies, and then subsequently, in line with the requirement of both local authorities “duty to cooperate”, assess the site and proposals strategic merits.

#### Principle of Development West Oxfordshire District Council.

*(West Oxfordshire District Council Local Plan 2011 H3, H7 (West Oxfordshire Emerging Local Plan 2031 Emerging Local Plan – CP1, CP2, CP34)*

- 8.8 The parcel of land located within WODC administrative boundary has been subject to much historic debate. It was omitted from the West Oxfordshire Local Plan 2011 mainly due to the scale of the development. Although the Planning Inspector in his report to the Examination of the 2011 Local Plan confirmed that Woodstock as a key service centre and development would in principle be acceptable. A further concern argued at the Examination was that people would drive to the Pear Tree interchange to gain access to Oxford rather than use the bus for the whole journey, and whether the premium A44 bus route would continue once the developer had stopped subsidising the bus service.
- 8.9 The situation today is very different to that of 2011. The publication of the NPPF, reverting to the presumption in favour of sustainable development, and the requirement of Local authorities to significantly boost housing delivery in their area, requires Local Authorities to proactively plan for their housing need.
- 8.10 Planning Policy H3 of the Local Plan 2011, that seeks to direct the range and type of accommodation and H7 that direct the location for development are both time expired and so little weight should be given to these policies. Emerging policies CP1 (presumption in favour of sustainable development) and CP2 (locating development in the right place) have not been tested through a public Examination, again; little weight can be given to these policies. Policy CP2 changes the emphasis in the direction of planning policies and allows for development on the edge of sustainable settlements. The site, all other things considered, would comply with this emerging policy.
- 8.11 CP34 in the emerging Local Plan locates Woodstock within the Eynsham-Woodstock Sub Area, which identifies growth in the order of 450 dwellings to be delivered over the plan period. This allocation has significantly grown in the recent Local Plan Housing Consultation that sets a housing target of 1,350 for the Sub Area; with commitments and completions totalling 598 leaving 752 to be delivered over the plan period. The proposed

development at Woodstock East and within West Oxfordshire is inline with the growth identified within the Local Housing Consultation numbers.

- 8.12 The applicant believes that, the responsibilities of WODC in terms of their “duty to cooperate” with other local authorities to contribute to the unmet housing need in Oxford City, and the significantly reduced housing numbers, in terms of that identified within the SHMA will see the Woodstock – Eynsham Sub-area having to take more housing than is currently anticipated.
- 8.13 Woodstock is recognised by the council as one of the districts most sustainable settlements, with a good range of facilities and access to leisure, retail and educational facilities. The proposed development location follows the council’s sequential approach in locating well-designed developments, of an appropriate scale in sustainable locations.
- 8.14 Woodstock is joint third in WODC’s Settlement Hierarchy Matrix, with only Witney and Carterton having a higher sustainability score. It makes perfect sense, and complies with the direction of emerging planning policy that seeks that the majority of housing be delivered in the main service and rural centres.
- 8.15 The *Final SHLAA Main Report* included within WODC Local Plan evidence base, confirms the area of the site within the districts boundary as being developable. The SHLAA describes the site as; “*The site is located close to the town centre, access can be achieved from the A44 and development would relate well to the existing built form. It would not have a significant landscape impact and there are no significant constraints to development*”
- 8.16 As previously mentioned we believe WODC are unable to demonstrate a 5 year housing land supply, this with their time expired plan significantly reduces the weight able to be given to existing planning policies contained in the West Oxfordshire Local Plan 2011. In essence Local Plan Housing Policy H7 falls away; the council should seek to determine the application on whether any adverse impact significantly and demonstrably outweigh the benefits. Suffice to say, that the proposed development being located adjacent to one of the most sustainable towns in West Oxfordshire will create and contribute to sustainable development.

#### Principle of Development Cherwell District Council

*(Cherwell District Council Local Plan 1996 (2006) – H1, H6, H18. Interim Cherwell Local Plan (2011) H1a ,H18. Emerging Local Plan (January 2014) BSC1)*

- 8.17 Both the CDC Local Plan (adopted 1996) and the interim (non adopted) Local Plan are time expired. The applicant would suggest that the Local Plan adopted in 1996 is so old, and interim plan having not been tested at a public examination, neither documents carry any weight at all.
- 8.18 The Main modifications to the emerging Local Plan (January 2014) has seen a significant increase in housing numbers directed to the rural areas, with the number of housing to be delivered in the rural areas modified from 3,902 to 5,392, this is a significant increase.
- 8.19 CDC is directing growth to main settlements of Bicester and Banbury, with growth in the rural areas at Upper Heyford and Kidlington. If Woodstock fell in the administrative boundary of Cherwell, development would be in line with their spatial strategy, in seeking to promote growth in the main settlement towns and the larger villages.

- 8.20 Cherwell's Draft Local Plan has acknowledged that there are not sufficient available brownfield sites to meet the housing need of the district, and that green field sites in sustainable locations will be acceptable, in principle, for development. Cherwell have further acknowledged that in order to meet housing and employment needs of their own district there may be a requirement to review the Green Belt around Kidlington.
- 8.21 The proposed site subject of this application, that includes land contiguous with Woodstock, one of the most sustainable settlements in West Oxfordshire, "leapfrogs" Green Belt land surrounding Oxford and so is sequentially far more sustainable and deliverable than relying on land being released from the Green Belt.
- 8.22 Releasing Green Belt land for development must be seen as a "last resort". It is difficult to imagine a Local Plan being considered sound at a Public Examination, when an alternative and sustainable site, that all other things being considered, is available and could be delivered.

**To summarise**

The proposed site complies with both council's spatial strategies that seek to direct development to the most sustainable settlements, Woodstock being such a settlement. All things being considered, the principle of development on this site is acceptable and deliverable.



## THE SOCIAL THREAD OF SUSTAINABILITY

*"West Oxfordshire District Council Local Plan 2011 - BE1, BE2 , BE4 H3, H7 West Oxfordshire Local Plan 2013 CP5. CP2. CP4, Cherwell Local Plan Saved Policies 1996 C28, C30, C33, R1, R12, H5 Draft Cherwell Local Plan (January 2014) BSC3, BSC4 , BSC11 NPPF para 7, 47, 50, 69 -78"*

### Definition

*"a process for creating sustainable, successful places that promote wellbeing, by understanding what people need from the places they live and work. Social sustainability combines design of the physical realm with design of the social world – infrastructure to support social and cultural life, social amenities, systems for citizen engagement and space for people and places to evolve"<sup>8</sup>*

*"Social sustainability occurs when the formal and informal processes; systems; structures; and relationships actively support the capacity of current and future generations to create healthy and liveable communities. Socially sustainable communities are equitable, diverse, connected and democratic and provide a good quality of life."<sup>9</sup>*

- 8.23 Para 7 of the NPPF states that the social role should support strong, healthy and vibrant communities, by providing a supply of housing to meet the needs of present and future generation, and by creating a high quality built environment, with accessible local services that reflect the communities needs and supports their health, social and cultural well being of the community.
- 8.24 So, the social element of sustainability is to ensure that everyone is able to make the most of their own lives, have a good standard of living, with good access to facilities that will create further opportunities to maintain and improve their standard of living. Social sustainability must extend to both the existing residents of Woodstock and the new population generated by the proposed development.
- 8.25 A starting point was to study the settlement of Woodstock and the surrounding hinterland to establish the baseline of facilities and services currently available.<sup>10</sup> The potential impact of the proposed development on these local services could then be identified, mitigating measures formulated and further benefits explored. The following is a brief explanation of the issues identified and measures taken.

<sup>8</sup> S Woodcraft et al (2011) Design for Social Sustainability, Social Life, London

<sup>9</sup> "The Future of Sustainability: Re-thinking Environment and Development in the Twenty-first Century." Report of the IUCN Renowned Thinkers Meeting, 29–31 January 2006. Retrieved on: 2009-02-16

<sup>10</sup> Woodstock East EIA – Social and Community Chapter – November 2014

### Delivering a Wide Choice of High Quality Homes

*“Cherwell Local Plan (adopted 1996) H4; Cherwell District Council Emerging Local Plan 2013 BSC3: West Oxfordshire District Council Local Plan 2011; H3. West Oxfordshire Emerging Local Plan 2031 CP7, CP8; NPPF: para 47, 50*

- 8.26 The proposals will contribute to the shortfall in housing provision apparent in both West Oxfordshire, and Cherwell District Councils and the unmet housing need of neighbouring authorities. The development offers a housing mix that conforms to housing mix identified within Oxfordshire SHMA so reflect needs at a local level.
- 8.27 A mix of housing types and scale will be provided, from smaller homes, for those moving into their first homes, to larger family homes, that will allow people to move within their community as their family circumstances change. Homeownership, an aspiration of many people is hard to achieve in Oxfordshire, where house prices are well above the national average; it was agreed during pre-application discussions with CDC and WODC that 40% of the homes in the new neighbourhood will be provided.
- 8.28 The development includes a care village of around 150 units. In general terms the population is ageing. The population of Woodstock is no exception to this, with 26% of its population over 65, set to rise by 45% over the next 20 years.<sup>11</sup> The provision of homes for the elderly as well as smaller homes within the development generally, will allow older people to downsize and remain in Woodstock if they wish.
- 8.29 The provision of new homes, including homes specifically for older people, will accrue benefits for the wider housing needs of the county and the local needs of Woodstock.

### Requiring Good Design

*“Cherwell Local Plan (adopted 1996) C28, C30 Cherwell District Council Non Statutory Local Plan: D1, D2, D3, D4, D5 West Oxfordshire District Council Local Plan 2011 BE1, BE2 West Oxfordshire Emerging Local Plan 2031 CP2, CP4: NPPF – Para 56, 57, 58, 59, 61, 63, 65, 66,*

- 8.30 It is not the intention for this statement to dwell on the design of the development, as this is fully explained and assessed within the Design and Access Statement. However, both WODC and CDC have a suite of policies that seek to ensure the appropriateness of a development in terms of; scale, appearance, layout and how it positively relates to local distinctiveness and sense of place.
- 8.31 Local Plan policy in both districts mirrors that contained within the NPPF, paragraph 56 of which states that ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’.
- 8.32 The Masterplan will be underpinned by a design rationale. Design Codes have been identified to ensure that the development will reflect the character and the setting of Woodstock, to ensure a cohesive approach can be taken in the detail design stage.

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<sup>11</sup> WODC Older Persons Housing Paper (November 2012)

- 8.33 As an aside, the developer has a vested interest in the site. Blenheim Palace and parkland lie adjacent to the application site, as such has a long term perspective has to be taken; the Vanbrugh Unit Trust is therefore keen to deliver an exemplar development which it can be proud to coexist alongside. The Blenheim Estates involvement with the site will run not only decades, but centuries beyond the interests of most developers.
- 8.34 The Design and Access Statement accompanying this application explains the design strategy and outcome in detail.

#### Education

*Draft Cherwell Local Plan BSC7, BSC9: Draft west Oxfordshire Plan (December 2013) CP5 NPPF: para 70, 72, 203*

- 8.35 The current primary school that serves Woodstock is full to capacity with no nursery school accommodation. The Marlborough Secondary School has, at the time of writing, spare capacity for 83 students. The proposed development will generate 439 primary school age, 271 Secondary School age, and 44 6<sup>th</sup> form school age children.
- 8.36 The development will provide a new 2 form entry Primary School on the site to serve the younger children that will live in the new development. Developer contributions will be agreed as part of the S106 negotiations to extend the existing secondary school. It is therefore considered that the impact of the additional children has been mitigated; the impact of the development on the existing residents who make use of the educational facilities in Woodstock will not be compromised.
- 8.37 The proposed development will create the opportunity to improve the educational provision in Woodstock by providing nursery accommodation on site. Extensions to the existing Marlborough School will be able to include additional adult education provision; with the increase in population safeguarding the viability of existing courses and extending the choice of courses on offer.
- 8.38 The location of the new primary school in the north eastern corner of the site will integrate well with the adjacent Marlborough School, the existing playing field maintaining each establishments independence without creating a barrier between them.
- 8.39 The new neighbourhood provides the opportunity to create a new “Education and Leisure Quarter” linking together the new neighbourhood primary school, Marlborough Secondary School, the Woodstock Primary School, the leisure facilities, and Football Club, improving these facilities for the residents of the new neighbourhood and those already living in Woodstock.
- 8.40 An indirect consequence of this, is that the “Education and Leisure Quarter” is an ideal manner in which to bring together residents of the new development and existing local residents, acting as a catalyst to successfully integrate the new development firmly within the wider community of Woodstock.

## Health

*Draft Cherwell Local Plan (January 2013) BSC8, BSC9) Draft west Oxfordshire Plan (December 2013) CP5 NPPF: para 171, 203*

- 8.41 The proposed development will increase the general population of Woodstock by around 3,000 people; this size of population would require the services of two general practice doctors. The existing doctors surgery located in Woodstock does not have the capacity to serve the additional residents of the new neighbourhood.
- 8.42 The WODC Infrastructure Delivery Plan recognises that the existing doctors surgery accommodation is sub standard and requires relocation. The applicant is liaising with the Primary Health Care Trust in assisting to relocate the existing practice to an appropriate building within Woodstock, and will contribute to the cost, through developer funding, of any works required to improve and increase capacity.
- 8.43 The proposed development will directly improve the existing health service available to the residents of Woodstock by improving the accommodation and facilities on offer.

## Indoor and Outdoor Recreational Facilities

*Cherwell District Council Local Plan (1996) R1, R2: Interim Cherwell Local Plan (2011) R8, R10a, Draft Cherwell Local Plan 2031 (January 2014) BSC10, BSC11, BSC12: West Oxfordshire Local Plan (2011) BE2, BE4, Draft West Oxfordshire Local Plan (December 2013) CP19,: NPPF para 73*

- 8.44 CDC have a slightly higher requirement in terms of the provision of outdoor space than WODC. The proposed development has provided outdoor space provision required in line with CDC policy requirements. The proposals incorporate ample and varied open space to facilitate social interaction between all local residents, encouraging a healthy and inclusive community. There are strong connections through green links with the existing community to enable cohesive living.
- 8.45 Woodstock has its own football club and team that have been battling with poor quality and out of date facilities that are significantly restricting the clubs ability to improve and move up the local Hellenic Football League (they have accepted voluntary relegation in the past, as FA standards have improved but their facilities have not). The clubs facilities do not meet the standards set by the Football Association and so the club, no matter how well they play are unable to progress to the higher football league. The sub standard facilities also mean that the club is unable encourages youth or ladies teams, which could foster further community involvement. There is a real possibility that without the promise of the new proposed facilities, the local club with over 100 years of history will fold within the next 18 months.
- 8.46 The new neighbourhood will include a floodlit football stadium, ground, clubhouse, and training pitches including a multi use games area (MUGA). The land allocated for the football facilities is located to the north east of site with excellent safe, and quick pedestrian and cycle access to both the existing and new primary and secondary school. The football facilities will be available for school and other public groups
- 8.47 Outdoor space, including play areas, have been provided, throughout the site. The main focal point of the development will be the swathe of green space around the SM, creating an attractive area for both the new and

existing residents of Woodstock. Other green spaces located within the development linked with green corridors further add to the experience of walking and cycling within the development.

- 8.48 The WODC Infrastructure Delivery Plan has identified a need for an outdoor floodlit training area and a skate park. The proposed development is providing the training area, in the form of a MUGA and the financial contribution required for leisure could fully or part-fund the skate park.
- 8.49 Woodstock does not have any indoor leisure facilities, the nearest gym facilities are located within the Oxford Airport, otherwise residents have to travel to Kidlington to enjoy their indoor leisure centre. The proposed retirement village may have its own indoor swimming pool and gym. To integrate the retirement village within the community these facilities may be available for the local people and new residents of the development to enjoy.
- 8.50 The proposed development delivers an opportunity to significantly add too, and improve, the leisure facilities available for the residents of Woodstock. The provision of leisure facilities and outdoor space has the indirect benefit of integrating the existing population of Woodstock and that generated by the development. The scale of the development will allow the delivery of such facilities, that smaller piece meal schemes in the town could not.

#### Other Community Facilities

*Cherwell District Council Local Plan (1996) R1, R2 Interim Cherwell Local Plan (2011) R11, Draft Cherwell Local Plan 2031 (January 2014) BSC10, BSC11, BSC12: West Oxfordshire Local Plan (2011) BE1, BE2, Draft West Oxfordshire Local Plan (December 2013) CP5 NPPF para 203*

- 8.51 The development will create the opportunity through developer funding to contribute to improving the built form that will support and encourage local clubs, such as the Youth Club and the scout and guide movement, presently housed in buildings of poor repair. The existing library facilities has limited spare capacity and the building is need of an upgrade.
- 8.52 The scale of the proposed development will attract significant developer contributions. Negotiations between, developers, residents of Woodstock and the councils may lead to improvements to these facilities.

#### **To summarise**

The proposed development will create a new neighbourhood with access to everyday facilities that will provide an excellent standard of living for its residents. The opportunity created by the development to improve existing facilities and deliver new facilities has the potential to improve the everyday lives of the local residents of Woodstock and its hinterland. The proposed development will protect the health and well-being of the existing population and that of future generations.

The development complies with both local and national planning policy.

**The development fulfils the social element of sustainable development**

## THE ENVIRONMENTAL STRAND OF SUSTAINABILITY

### Transport, accessibility and impact on the Highway Network

*Cherwell District Council Local Plan (1996) TR1: Interim Cherwell Local Plan (2011) TR2, TR3, TR4, TR5, TR6, TR7, TR8, TR9, TR11 Draft Cherwell Local Plan 2031 (January 2014) ESD13, ESD16: West Oxfordshire Local Plan 2011) T1, T2, T7: Draft West Oxfordshire Local Plan (2011) CP24: NPPF para 29,31,35*

### **DEFINITION**

*"A state in which the demands placed on the environment can be met without reducing its capacity to allow all people to live well now and in the future"<sup>12</sup>*

### **Transport, Accessibility and Impact on Highway Network**

- 8.53 In accordance with paragraph 32 of the NPPF and both WODC and CDC planning policies, a full Transport Assessment has been submitted as part of this application. The assessment identified the potential traffic generated by the development and the impact this will have on both the local and wider road network, and what mitigation measures that could be incorporated within the development.
- 8.54 Para 29-41 of the NPPF states the significance that transport can have in contributing to sustainable development in addressing climate change by seeking to reduce greenhouse carbon emissions and reduce congestion. Sustainable transport solutions can also contribute to the wider health and well being of the population by seeking to create settlements where there is a good range of walkable and cycle-able, leisure, employment, and education and shopping facilities.
- 8.55 The sustainability of the development also has to take account of trips future residents will make, of a wider nature, when travelling to work, or for more specialist shopping trips. How far away, and how those additional facilities can be visited in a sustainable manner is significant in creating a sustainable development.
- 8.56 Bearing this in mind, there are three key elements that contribute to the sustainability criteria of the development; (i) the location at the edge of Woodstock, one of the most sustainable settlements within West Oxfordshire; (ii) the scale of the development; and (i) the availability of sustainable transport modes to access the wider destination point in Oxfordshire and beyond.

**(i) Sustainability of Woodstock** - Woodstock is one of the most sustainable settlements within West Oxfordshire. The centre of Woodstock has a range of local facilities and services including independent stores, churches, shops, post office, museum, GP and dental practices, library, a primary and secondary school and an outdoors swimming pool located to the north of the site. In line with paragraph 37 of the NPPF, this will encourage people to minimise their journey length, and create walkable and cycle-able neighbourhoods.

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<sup>12</sup> ft.com/lexicon



**(ii) Scale** - Paragraph 38 of the NPPF states that for larger scale developments, a mix of use should be included, in order to create the opportunity for day to day activities to be undertaken either within the site or within easy walking or cycling distances. The scale of the development will allow for the provision of a primary school and local centre to serve the site. Children are more than three times more likely to travel to school by car than walk or cycle if the distance they have to travel is over 1.6km. The ability to include a primary school on the site will significantly reduce early morning peak hour traffic generation and congestion.

The demand created by the increased population and developer contributions will protect the long-term viability of the existing direct bus services from Woodstock to Oxford and Witney. The population increase and the developments large scale makes the provision of a new transport interchange within the site accessible by pedestrians, cyclists, and car users from around the local area, a viable opportunity. The interchange will be centred around the new employment provision, with in the first instance, 300 car parking spaces with further land safeguarded for additional spaces if required.

**(iii) Wider Location of the Site** - Barriers to economic growth as set out in the Strategic Economic Plan will be compromised by both a lack of housing, and a transport network that is incapable of efficiently getting people and goods in a sustainable manner across the County and beyond; this includes people travelling to Woodstock to work, and visitors to the town with spend power that adds to the local economic viability of the town itself. To address this challenge Oxfordshire County Council have adopted the Oxfordshire County Council Local Transport Plan 3 (2011-2030) that seeks to address these key issues.

The Strategic Economic Plan for Oxfordshire (SEP) a collaboration between the Oxfordshire Local Enterprise Partnership (LEP), the County Council and the five district Council's sets out the economic vision for Oxfordshire, which focuses on the continued high growth in science and technology based industries, with the growth concentrated on the knowledge spine linking Oxford, Science Vale and Bicester.

The provision of a Link and Ride public transport interchange is in line with the transport solutions supported by the County Council in their Transport Plan. The proposed public transport interchange will allow quick, regular and easy access to the employment opportunities along the knowledge spine for residents of Woodstock and its hinterland.

- 8.57 WODC and CDC seek to deliver sustainable developments that will reduce the need to travel, reduce the length of trips and to promote multi purpose or linked trips by promoting sustainable patterns of development. The starting point is the existing and accessibility of Woodstock to both the road network and everyday local services.
- 8.58 This has been confirmed in discussions with Stagecoach, the local bus service provider, who believes that the delivery of an effective and viable public transport system is best built upon existing well used services. Stagecoach acknowledges that the application site lies alongside one of the best public transport services in the north west of the County. Bearing this in mind, Stagecoach are of the view, that in terms of sustainable transport

provision, the proposed site offers amongst the best opportunities to take advantage of the current provision of sustainable transport of any promotion on a strategic scale within either Cherwell or West Oxfordshire districts.

- 8.59 The transport strategy included within the Transport Assessment submitted as part of this application, explains how the proposed development has built upon this existing scenario, and improves substantially, the ability for the new residents of the development and existing Woodstock residents to travel both within the town and also in the wider context of Oxfordshire in a sustainable manner.

#### Ecology and Nature Conservation

*Cherwell District Council Local Plan (1996) C1, C2, C4, Interim Cherwell Local Plan (2011) EN1, EN22, EN27, Draft Cherwell Local Plan 2031 (January 2014) ESD10: West Oxfordshire Local Plan 2011) NE13, NE14, NE15: Draft West Oxfordshire Local Plan (December 2013) ) CP18, CP22: NPPF para 109, 117, 118*

- 8.60 The planning system should seek to contribute to and enhance the natural local environment by minimising the impacts upon biodiversity. Both the NPPF and Local Plan policies go further than this, and require that development should, where possible, deliver net gains in the overall biodiversity of the area.
- 8.61 A full Ecological Assessment underpins the Masterplan. The report describes the ecological features of the site, the impact the development will have on them, and mitigation measures as required. Details of the surveys undertaken and results can be found in the report.
- 8.62 The majority of the site is arable land, considered to be of negligible ecological intrinsic value, but does create the ideal opportunity to be able to enhance the biodiversity value of the site. Green networks have been included throughout the site, which will increase the number of habitats of conservation value. These new habitats include: woodlands, hedgerows and grassland, supporting a variety of species and habitats.
- 8.63 Through the adoption of the mitigation measure identified within the Ecological Assessment, the development will have an overall positive impact upon the habitats and wildlife in the area. The development complies with both the requirements of the NPPF and Local Plan policy.

#### Climate Change

*Cherwell District Council Local Plan (1996): - Interim Cherwell Local Plan (2011) EN3, EN11: Draft Cherwell Local Plan 2031 (January 2014) ESD1, ESD2, ESD3, ESD4, ESD5, ESD6, ESD7: West Oxfordshire Local Plan 2011) NE7, NE9, NE11: Draft West Oxfordshire Local Plan (2011) CP21, CP22, NPPF para 94, 97, 98, 100*

- 8.64 Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability, providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.
- 8.65 This Planning Statement has already explained how the development will increase the use of public transport and so reduce the reliance on the private car, creating the opportunity to reduce the carbon footprint of the individual citizen.

- 8.66 Further reductions in CO2 and Green House gases can be attained through the inclusion of renewable energy solutions within the construction details. The following renewable technologies were considered in the renewable energy study submitted as part of this application; photovoltaic, solar thermal, wind turbine, biomass boilers or ground and air source heat pumps. The use of renewable energy solutions are included to contribute towards the dwellings achieving Code Level 4 for the residential dwellings, and a BREEAM “good” rating for non-residential elements of the proposal.
- 8.67 The NPPF and local planning policies are required to direct development on a sequential basis to locations within Flood Zone 1. The site is wholly in Flood Zone 1 with a low risk of flooding. A Flood Risk Assessment has been prepared and submitted to accompany this application, which assesses the potential risks of flooding from all sources relevant to this site. The development will not increase the risk of flooding on the site or in any other area.
- 8.68 Implementing SuD’s for the proposed surface water drainage strategy will replicate the current surface water regime for the development site and not increase the risk of flooding to areas surrounding the development site.

#### The Historic Environment

*Cherwell District Council Local Plan (1996) C9, C20 and C26: Interim Cherwell Local Plan (2011) EN44, EN44, EN47, EN48, EN47, EN48: Draft Cherwell Local Plan 2031 (January 2014) ESD13, ESD16: West Oxfordshire Local Plan 2011) BE8, BE11, BE12, BE13: Draft West Oxfordshire Local Plan (2011) CP23: NPPF para 126, 129, 132, 134, 135, 137)*

- 8.69 Local planning policies and the NPPF identify the continued protection of the historic environment. The special quality of the site being adjacent to Blenheim Palace and parkland, a World Heritage Site (WHS) and the recorded roman villa, a Scheduled Ancient Monument (SM) located within the boundary of the site requires, a steadfast and focused approach on how the layout and design of the proposed development can be progressed in order to deliver the scheme without any adverse impacts to these important local and national buildings.
- 8.70 The applicant in accordance with both local and national planning policy has undertaken a full Archaeological and Heritage Assessment that underpins the evolution of the design process. The applicant has undertaken significant pre-application consultation with officers at Oxfordshire County Council and representatives of English Heritage.
- 8.71 The conclusion of both the Heritage and Archaeological Assessment is that the proposed development will not adversely impact the character, appearance or setting of either Blenheim Palace (WHS) the surrounding parkland or the roman villa located within the site.
- 8.72 Both the NPPF, paragraph 137 and guidance from English Heritage confirm that opportunities should be sought to improve public access and interpretation of heritage assets. The NPPF states that proposals that preserve those elements of a setting that make a positive contributions to better reveal the significance of a heritage asset should be treated favourable.
- 8.73 The results of the public consultation event identified that some local people did not know of the existence of the roman villa and its significance. The proposed development focused around this scheduled ancient monument, even though located underground, will increase its public accessibility.

- 8.74 The Blenheim Estate, as a private estate, is not eligible to receive any significant grant funding for these essential works and therefore has to raise the costs of repair and maintenance through its commercial activities. The commercial activities enable a contribution of around £800K per annum to assist in these repairs, leaving a significant shortfall in the funds required to maintain the WHS.
- 8.75 It is crucial to the WHS, if it is to continue to operate as a world-class tourist destination and to ensure that one of the world's most significant heritage assets is protected, that the schedule of works identified within the Management Plan are undertaken and maintained. To achieve this a proportion to be agreed of the uplift in the value of the application site on receipt of planning permission will be ring fenced to be used solely for works to the WHS to ensure its long-term sustainability.
- 8.76 The fact that some of the capital gain from this site will be routed through for the benefit of the World Heritage Site to support its long term future, distinguishes it from any other development proposal in the District, as such it raises its significance for many reasons including the wider national and local public benefit such a development would deliver.

#### Landscape

*Cherwell District Council Local Plan (1996) C4, C5, C7, C9, C10, C23, C28, C31: Interim Cherwell Local Plan (2011) EN1, EN35 EN36. : Draft Cherwell Local Plan 2031 (January 2014) ESD 13, ESD15, ESD18: West Oxfordshire Local Plan 2011) NE1, NE3, NE6, N213, BE4, BE11, BE12: Draft West Oxfordshire Local Plan (2011) CP4, CP17, CP19, CP23: NPPF para 115, 116, 125, 170)*

- 8.77 A full Landscape and Visual Impact Assessment (LVIA) was submitted that underpinned the design process and considered the potential landscape issues that could arise as a result of developing the application site. The conclusion of the assessment was that the landscape has the capacity to accommodate some change.
- 8.78 The site itself contiguous to the urban edge for Woodstock plays no specific role in defining the character of Woodstock or the local area. The site is not subject to any landscape designation and its general flat topography creates a natural high degree of visual containment. The assessment concludes that the views immediately the adjacent to the site, to the north and north west will experience the most change, Churchill Gate, Hedge End, Flemings Road and Plane Tree. The incorporation of substantial green spaces and landscaping will create an attractive transition between this edge of Woodstock and the new development.
- 8.79 The development has had to consider the impact of the development on the wider views of Blenheim Palace, particularly the protected view from the Victory Monument within Blenheim Palace parkland which looks north west, across Woodstock which has a high sensitivity.
- 8.80 The proposed development has included a high quality, appropriate layout that has been informed by detailed site surveys includes a comprehensive scheme of soft landscaping that will complement and reinforce the existing landscape. The proposed linear park landscape buffer along the southern boundary will set the built form back from this boundary ensuring a degree of visual separation between the development and adjacent parkland.

8.81 The development includes a network of green spaces creating a buffer around the SM. It is acknowledged that the proposals will inevitably affect the wider perceived setting of the SM. However, at the local level, the proposed open spaces will allow increased public perception of the SM, which is not currently available.

8.82 The LVIA concludes that the proposed development, with mitigation, will not cause an unacceptable harm to the landscape character of the area. In terms of the general presumption in favour of sustainable development, unless any harm would significantly and demonstrably outweigh the benefits, the development should be found acceptable. The proposed development will create the opportunity to bring enhancements to Woodstock and the surrounding area:

(i) Significant enhancements to the A44 approach to Woodstock from the south east, with new tree avenues set against a wooded backdrop. The proposed landscaping will complement the parkland to the south west and also create a robust and defensible edge to the urban area, ensuing an appropriate set back of development from the road corridor;

(ii) Creation of accessible public open space, comprising a variety of typologies and experiences;

(iii) Creation of a high quality greenspace around the SM allowing public appreciation of the heritage asset and ensuring the proposed built environment is appropriately offset from the perceived setting;

(iv) Extensive new tree planting across the site. This planting will include appropriate native species that will reflect the local character and represent a biodiversity enhancement.

#### **To Summarise**

The proposed development seeks to minimise impacts, as well as enhance the environment. The proposed development responds in a positive manner to climate change, creating the opportunity to reduce the carbon footprint of citizens and services both in the local and wider context of Woodstock and Oxfordshire. The development will improve the ecological value of the site and will not increase the risk of flooding to neither existing residents nor the future residents created by this development in Woodstock. The development will preserve and improve the environment for future generations.

The development complies with both national and local planning policy.

**The development fulfils the environmental element of sustainable development**

## THE IMPACT UPON THE ECONOMIC ENVIRONMENT

*Cherwell District Council Local Plan (1996): EMP4 Interim Cherwell Local Plan (2011),: EMP4 Draft Cherwell Local Plan 2031 (January 2014) BSC8, V1: West Oxfordshire Local Plan 2011): SH1, SH14, BE1, TLC1, TLC2, E1, E2 Draft West Oxfordshire Local Plan (2011): CP11, CP12, CP14, CP15, CP16, CP34: NPPF para 18 – 23, 26)*

### Defintion

*Economic sustainability should contribute to the building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth and innovation: and by identifying and coordinating the provision of infrastructure”<sup>13</sup>*

- 8.83 Both local authorities and the NPPF policies support strong economic growth. A core principle of the NPPF seeks to proactively drive and support sustainable economic development to deliver homes, businesses industrial units, infrastructure and a thriving local place that the country needs. The Oxfordshire Strategic Economic Strategy and the Oxfordshire and Oxford City Deal has set the framework for unprecedented growth within the county to maintain a strong economy for the benefit of all residents in Oxfordshire and beyond.
- 8.84 The economic elements of the strategic site are two fold, the positive local economic impact on Woodstock and the surrounding rural areas, and the wider impact, in this instance within Oxfordshire. This next section seeks to quantify how the development responds to these elements and refer back to planning policies.

### Town Centre Economy

- 8.85 Town Centres are often the heart of the local community. Local Plan policies confirms this, and seek to maintain their long-term viability and vibrancy, and to foster sustainable lifestyles, where facilities and services are easily accessible. Town Centres have seen dramatic changes in shopping habitats, mostly come about because of the increase in internet shopping. These change have seen many town centres slowly fall into decline.
- 8.86 To be successful, traditional town centres have to find ways to reinvent themselves. Woodstock has a head start in this respect because of its heritage and its attraction as a leisure destination. Woodstock is an attractive retail centre that is shaped significantly by its heritage (including Blenheim) and the tourist trade that it brings.
- 8.87 Woodstock Town Centre has two functions; as a world famous tourist and leisure destination that supports many public houses, restaurants and shops aimed at the visitor market; and, a secondary function, the provision of every day shopping needs of local residents. The Retail Assessment submitted with the planning application has confirmed that Woodstock Town Centre is a “healthy” town with very few vacant premises; what this fails to show is the recent decline of everyday shopping facilities for local people.
- 8.88 Over recent years Woodstock has lost a significant number of retail units that serve the local population, and to a lesser extent the tourist. In 2014, the town lost its National Westminster Bank and in 2012 the local butcher, with other retail units being granted permission to convert to residential.
- 8.89 There is a balance between the needs of the tourist and the local population, at the moment, this balance is firmly in favour of the tourist, with the impact that only £1 in every £10 spent on convenience goods arise in

<sup>13</sup> Para 7 National Planning Policy Framework (March 2012)



Woodstock. Around 90% of shopping trips for food made by the residents of Woodstock involve a car journey to another centre, which is not sociable or sustainable.

- 8.90 Whilst the town's convenience retail offer is limited and has declined, it nevertheless still performs an important local retail and service function for Woodstock residents and the immediate rural hinterland, and should be protected. The proposed new population will bring demand for further retail which if not locally met will similarly be met elsewhere by other centres and large food stores.
- 8.91 The dual role of the Woodstock Town Centre, with the balance of services favouring the tourist, creates the opportunity for the Local Centre at the heart of the new development to improve local shopping facilities for local people, without harming or competing with the Town Centre.
- 8.92 The new Local Centre, plus the increased population will assist in capturing and retaining the retail spend in Woodstock, safeguarding the viability of the exciting and new shopping facilities. This is particularly pertinent to WODC emerging planning policy CP34 (Eynsham –Woodstock Sub-Area Strategy) that seeks to ensure the retention of local services, specifically to safeguard the vitality and vibrancy of Woodstock Town Centre through the loss of shops and town centre uses.
- 8.93 In line with local and NPPF policies a sequential test shows us that there is no scope to expand retail in the town itself. The right place to expand convenience retail therefore is within the new development of Woodstock East. The Retail Assessment has demonstrated that the proposed Local Centre will not harm other centres in the vicinity.
- 8.94 An acknowledged problem in Woodstock, and included in the emerging Local Plan Policy CP34 (Eynsham – Woodstock Sub-Area Strategy) is the lack of, and arrangement of the existing car parking, that significantly impacts the ease of use of the town centre. The proposed Link and Ride will create additional car parking for visitors, assisting in alleviating the car parking pressure on the Town Centre, as required by emerging Local Plan Policy CP34.

#### Employment Opportunities

- 8.95 The Economic Assessment submitted in support of the development explains in full the economic impact of the proposed new neighbourhood. The previous section has explained the potential for the proposed new neighbourhoods to restore the planning balance between the shopping needs of the tourist market and that of the local population. The Local Centre will create around 55 local jobs for local people.
- 8.96 Both WODC and CDC seek with their existing policies and emerging policies to expand employment sectors of the economy into rural areas. The proposed employment use as part of a larger mixed-use development, adjoining the settlement of Woodstock, as required by planning policy, will create the opportunity to deliver permanent jobs in a sustainable location.
- 8.97 In line with both council's planning policies, the proposed employment uses will deliver a range of smaller scale employment units (range 100m<sup>2</sup> to 1,500m<sup>2</sup> – total area 7,500m<sup>2</sup>) appropriate to the location on the edge of Woodstock. This will create the opportunity for smaller local businesses, as their business develops, to access

larger units, and remain in Woodstock. This creates the opportunity for Woodstock and the wider rural economy to diversify in a sustainable manner.

- 8.98 Whilst within the local area and particularly in Woodstock unemployment is low, this is coupled with low levels of local employment opportunities, with residents having to travel further afield, often by car, for employment. The delivery of 7,500m<sup>2</sup> of employment space, generating a minimum of 160 full time jobs will significantly improve this scenario, enabling more local people to access local and sustainable employment.
- 8.99 CDC's emerging Local Plan Policy 1 for Kidlington seeks to accommodate high value employment needs in this area of the borough. Specifically, the policy commits the council to undertake a small-scale review of the Green Belt in two specific areas, Langford Lane/ London-Oxford Airport, and Begbroke Science Park. The proposed employment land within the new neighbourhood, is a much more sustainable option, and will reduce the need for release of Green Belt land, which would contrary to policy, politically unpopular and potentially undeliverable.

#### Blenheim Palace

- 8.100 As previously mentioned, the role of Woodstock Town Centre is two fold; that of a tourist destination to visit Blenheim Palace, to enjoy the parkland, take a walk around Woodstock Town Centre, and then taking advantage of the many local hostelrys, restaurant, cafes and shops; and secondly to provide the everyday shopping for local residents.
- 8.101 It is clear from the Retail Assessment, that although 90% of the spend by local people is elsewhere, the "health" of the town centre remains good, with few vacant premises. A conclusion must be made that the viability of the existing retail outlets in Woodstock is significantly dependent upon the tourist market, generated by the Blenheim Estate; with over 650,000 visitors per year this is hardly surprising.
- 8.102 The WHS Management Plan has put the cost of the upkeep and repair of Blenheim Palace, estate and grounds at £40million over the next 20 years. The Blenheim Estate, as a private estate, is not eligible to receive any significant grant funding for these essential works and therefore has to raise the costs of repair and maintenance through its commercial activities. The commercial activities enable a contribution of around £800K per annum to be made to these repairs, leaving a significant shortfall in the funds required to maintain the WHS.
- 8.103 It is crucial to the WHS, if it is to continue to operate as a world-class tourist destination and to ensure that one of the world's most significant heritage assets is protected, that the schedule of works identified within the Management Plan is undertaken, maintained and continues to be sustainable for future generations to enjoy.
- 8.104 To achieve this, a proportion of the uplift in the value of the application site, should the application be approved, will be ring fenced to be used solely for works to the WHS to help ensure its long-term sustainability.
- 8.105 A consent on this site would significantly help protect, in perpetuity, the long term future of one of the world's most significant heritage assets, and the significant economic benefits to Woodstock.

Wider Economic Context – The Oxford and Oxfordshire City Deal

- 8.106 The City Deal aims to promote growth within the improvement area by maximising the existing educational and science assets in order to grow Oxford and Oxfordshire's status as a prosperous economic area. The City Deal has been developed because Oxford and Oxfordshire are not performing at the same level as other comparable cities with world-renowned universities such as Cambridge or Massachusetts Institute of Technology.
- 8.107 The new Woodstock neighbourhood will fall within the Oxford City Deal improvement area – named 'The Knowledge Spine'. The City Deal, is a cooperative venture, which will be delivered through the Oxford Local Enterprise Partnership (LEP) bringing together other bodies and institutions, including Oxford City Council, Cherwell District Council, South Oxfordshire District Council, Vale of the White Horse District Council, West Oxfordshire District Council, Oxfordshire County Council, Oxford Brookes University and Oxford University.
- 8.108 The City Deal includes plans to:
- Deliver a new network or innovation and incubation centres in order to promote small businesses.
  - Accelerate the delivery of 7,500 homes across the county
  - Enable three new transport schemes to support new developments
  - Create 500 apprenticeships for young people
  - Provide £95m of local and national public sector investment with a further £550m of investment from housing providers
  - Attract nearly £600m of private sector investment
  - Create 18,600 new jobs and 31,400 jobs during the construction phase
- 8.109 The City Deal will result in the creation of 18,600 new jobs. One of the key factors in ensuring the success of the City Deal will be the creation of housing to provide homes in sustainable locations for these new workers. In January 2014 the Oxford and Oxfordshire City Deal submission to Government document was published. Page 5 of this document deals with 'Planning for Development'. It states:
- 'The City Deal should enable further economic growth. However, this success has placed pressure on the local housing market. Oxford and Oxfordshire have overwhelming evidence that the lack of choice and availability of housing and affordable housing is a major barrier to growth. Oxford and other areas in the county are identified as among the least affordable locations in the country...The Universities and businesses in the knowledge economy identify that housing is a significant barrier to the recruitment and retention of staff, including senior management and researchers. More housing is essential for the future of the knowledge economy in Oxford and Oxfordshire.'*
- 8.110 The City Deal therefore clearly identifies that there is existing pressure on the housing market and the fact that the lack of choice and availability of housing and affordable housing is a major barrier to growth. A City Deal

partner document, the *'Oxfordshire Innovation Engine' report*, supports this view and also shows that there are opportunities for growth outside the city of Oxford as well as within.

- 8.111 The City Deal also recognises the need for Local Authorities to provide a five year supply of land for housing stating that Local Plans: *'must include robust five year housing supply forecasts to maintain affordability for existing, and new residents.'*
- 8.112 One of the commitments within the City Deal is to; *'Commit to deliver the necessary sites that will meet the housing needs outlined in the Strategic Housing Market Analysis.'*
- 8.113 The SHMA has been published since the City Deal document was produced in January 2014. Previous sections of this statement explained how the new housing targets identified within the SHMA have exacerbated the land supply required by both WODC and CDC, which may compromise the City Deals commitment to providing the housing to support the economic growth strategy.
- 8.114 Increased employment planned in the Bicester and in the north of Oxford at the Northern Gateway also requires sustainably located housing where workers can live. Critically, the Oxfordshire Green Belt surrounding Oxford City and other areas along *"The Knowledge Spine"* creates a significant environmental and political barrier to growth.
- 8.115 Woodstock sits outside of the Oxford Green Belt but in a sustainable location to provide residences for workers from the City as well as those located in Bicester and the Northern Gateway. Woodstock East will create, in a sustainable manner, the opportunity to significantly contribute to the high level of housing that will be needed by those attracted to work in Oxfordshire via the City Deal and assist Cherwell District Council and West Oxfordshire District Council in achieving their five year supplies.
- 8.116 This is particularly pertinent if the proposed new Begbroke Innovation Accelerator is to be located at the Begbroke Science Park, this will focus on the advanced engineering sectors automotive, nuclear materials, advanced materials, robotics and also nano medicine, pharmaceuticals, motor sport and supercomputing.
- 8.117 The Begbroke Science Park is located approximately 3 miles from the proposed Woodstock East site. Therefore, as well as providing housing generally for those coming to work in Oxfordshire as a result of the City Deal, the proposed development also provides new housing precisely where it will be needed in relation to the Begbroke Innovation Centre.
- 8.118 A key element of the City Deal is to improve Oxford and Oxfordshire's transport system. In its section 'Transport to Support Innovation' on page 7 it states:
- 'City Deal partners are committed to increasing connectivity along the 'knowledge spine', connecting people to jobs, opening up a choice of housing to skilled workers and enabling specific sites.'*
- 8.119 There will be a package of proposals to support the regeneration of Oxford's Northern Gateway which will include improvements to the A40 and A44. The City Deal partners also have a long term ambition to transform public transport along "the knowledge spine". A new train station is proposed at Water Eaton, easily be accessible from the proposed development making it highly sustainable.
- 8.120 Policy OX1 of the Oxfordshire Local Transport Plan April 2012 states that: *'Oxfordshire County Council will provide park and ride to 'intercept' journeys that would otherwise continue by car to destinations in the city.'*

Oxford already has a successful park and ride strategy and the Oxfordshire Local Transport Plan clearly supports the creation of new park and ride facilities like the one included within the proposed development.

- 8.121 The scale of the proposed new neighbourhood at Woodstock, through the ability to increase the population, and through developer contributions will safeguard the viability of the existing rural bus service, and create the opportunity for betterment in terms of frequency. The scale of the development will, significantly, allow for a new transport hub, in the form of a “link and ride” that has the potential to significantly change peoples behaviour and move from travelling in their unsustainable private car to sustainable public transport.
- 8.122 The location of the site, will offer quick and easy access to employment opportunities generated by the City Deal.

#### Oxford Airport

- 8.123 Oxford Aviation Services Limited is an independent company operating the airport, with aspirations to improve amenities, infrastructure and services for general aviation and business aviation. The airport has plans to increase the hanger space to encourage engineering support and operations businesses to come to the area.
- 8.124 The proposed commercial space adjacent to the airport is ideally located to assist in the growth aspirations of the airport.

#### **To Summarise**

Woodstock is a town dependent upon the economic activity around the tourist market that has created an imbalance in the provision of every day shopping facilities for local people; the proposed development corrects this. This, together with the increase in population, generated by the new neighbourhood, will maintain the viability and vitality of Woodstock Town Centre well into the future.

The range and scale of the employment uses located on the edge of Woodstock complies with both local and national planning policy and will create the opportunity for a more diverse and locally centred job generation.

The proposed scale and location of the new neighbourhood will create homes in a sustainable location, with access to a variety of modes of sustainable transport, that will assist in the delivery of the City Deal.

**The Development fulfils the economic element of sustainable development**

## 9 CONCLUSION

- 9.1 The application is for a mixed-use development on land east of Woodstock for the erection of up to 1,500 dwellings, including affordable housing and a 150 unit care village with associated publicly accessible ancillary facilities; site for new primary school; up to 940sqm sqm of retail space including supermarket; up to 7,500 sqm of locally led employment (B1, B2, B8) space; site for a Football Association step 5 football facility, with publicly accessible ancillary facilities; public open space; provision of site for new link and ride facility; and associated infrastructure, engineering and ancillary works. Vehicular access will be provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44).
- 9.2 The application site is sustainable, available, suitable, and deliverable. WODC has confirmed that the area within its administrative boundary is developable. The proposed site complies with both WODC's and CDC's spatial strategies that seek to direct development to the most sustainable settlements, Woodstock being such a settlement. On a planning balance, the principle of development on this site is acceptable.
- 9.3 The applicant appreciates that the presumption in favour of sustainable development must address the potential adverse impacts upon the adjacent Blenheim Palace WHS and the SM located within the application site. The information relating to these heritage assets submitted as part of the application has been demonstrated that there are no specific policies within the NPPF that would restrict this development.
- 9.4 Bearing this in mind, and that both WODC and CDC are not able to demonstrate a 5 year housing supply, and both Local Plans are time expired, it leaves the application to be determined on the planning balance in accordance with paragraph 14 of the NPPF; that planning permission should be granted unless:
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework (NPPF) taken as a whole; or
  - Specific policies in the NPPF indicate development should be restricted.
- 9.5 The information contained within this Planning Statement and the application submission as a whole demonstrates clearly that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of providing much needed additional housing.
- 9.6 The proposed scheme will create a sustainable form of development. To recap;

### **THE DEVELOPMENT FULFILS THE SOCIAL ELEMENT OF SUSTAINABLE DEVELOPMENT**

- 9.7 The proposed development will create a new neighbourhood where residents will have access to everyday facilities that will contribute to an excellent standard of living for its residents. The opportunity created by the development to improve existing facilities and deliver new facilities has the potential to improve the everyday lives of the local residents of Woodstock and its hinterland. The proposed development will protect the health and well being of the existing population and that of future generations.



**THE DEVELOPMENT FULFILS THE ENVIRONMENTAL ELEMENT OF SUSTAINABLE DEVELOPMENT**

- 9.8 The proposed development seeks to minimise the impacts, as well to enhance the environment and responds in a positive manner to climate change, creating the opportunity to reduce the carbon footprint of citizens and services both in the local and wider context of Woodstock and Oxfordshire. The development will improve the ecological value of the site and will not increase the risk of flooding. The development will preserve the character of the area and improve the environment for future generations.

**THE DEVELOPMENT FULFILS THE ECONOMIC ELEMENT OF SUSTAINABLE DEVELOPMENT**

- 9.9 Woodstock is a town dependent upon the economic activity around the tourist market that has created an imbalance in the provision of every day shopping facilities for local people; the proposed development corrects this. This, together with the increase in population, generated by the new neighbourhood, will maintain the viability and vitality of Woodstock Town Centre well into the future.

The range and scale of the employment uses located on the edge of Woodstock complies with both local and national planning policy, and will create the opportunity for a more diverse and locally centred job generation. The proposed scale and location of the new neighbourhood will create homes in a sustainable location, with a variety of modes of sustainable transport and will assist in the delivery of the city Deal.

- 9.10 The development fulfils the three elements of sustainable development, and when assessed, any perceived harm is significantly and demonstrably outweighed by the benefits accrued by the creation of a new neighbourhood in Woodstock.

**The applicant respectfully requests that both West Oxfordshire District Council and Cherwell District Council approve the application**

**Appendix A****Oxfordshire Strategic Housing Market Assessment - Objectively Assessed Housing Need****Cherwell District Council**

- 1.1 The Oxfordshire County and District Councils have jointly prepared a Strategic Housing Market Assessment (SHMA). This was published in April 2014. This document assesses and identifies the objectively assessed future housing need for Oxfordshire. The key findings of the SHMA show a substantially higher level of need for housing (and therefore the requirement for additional/new housing sites) in the District than has formerly been planned for (when based on SEP data).
- 1.2 The summary of the key findings of the SHMA shows three different scenarios that will be used to inform and assess the overall housing requirement for Cherwell District Council. These scenarios are:
- a) Core Demographic Projections – using the 2011 based Interim Household Projections, adjusted through the SHMA process. This scenario suggests the need to provide for 682 dwellings per annum (2011 – 2031) in the district;
  - b) Supporting Economic Growth – in order to support committed economic policy initiatives. This scenario suggests the need to plan for 1142 dwellings per annum (2011 – 2031) in the district;
  - c) Supporting Affordable Housing – in order to meet affordable housing need in full. This scenario suggests the need to plan for 1233 dwellings per annum (2011 – 2031) in the district.

<b>SHMA Scenario</b>	<b>Housing Need Per Year</b>	<b>Housing Requirement 2011- 2029</b>
Core Demographic Projections	682	12,276
Supporting Economic Growth	1142	20,556
Supporting Affordable Housing	1233	22,194

**West Oxfordshire District Council**

- 1.3 The summary of the key findings of the SHMA shows three different scenarios that will be used to inform and assess the overall housing requirement for West Oxfordshire. These scenarios are:
- d) Core Demographic Projections – using the 2011 based Interim Household Projections, adjusted through the SHMA process. This scenario suggests the need to provide for 541 dwellings per annum (2011 – 2031) in the district;
  - e) Supporting Economic Growth – in order to support committed economic policy initiatives. This scenario suggests the need to plan for 661 dwellings per annum (2011 – 2031) in the district;
  - f) Supporting Affordable Housing – in order to meet affordable housing need in full. This scenario suggests the need to plan for 685 dwellings per annum (2011 – 2031) in the district.
- 1.4 The West Oxfordshire Draft Local Plan (October 2012) identified a target of 306 dwellings per year or 5,500 over the period of the draft plan – 2011 – 2029. Taking the identified SHMA scenarios above for the annual housing need and projecting them forward for the Draft Local Plan period it identifies the need for the following total housing requirement for the district.

<b>SHMA Scenario</b>	<b>Housing Need Per Year</b>	<b>Housing Requirement 2011- 2029</b>
Core Demographic Projections	541	9,738
Supporting Economic Growth	661	11,898
Supporting Affordable Housing	685	12,330

## Appendix B

## Proposed Development at East Woodstock

## Housing Land Supply

	Summary			
	Year Supply		Shortfall/surplus	
	5% Buffer	20% Buffer	5% Buffer	20% Buffer
1. Oxfordshire Strategic Housing Market Assessment Mid Point	4.23	3.17	621 -	1194-
2. Oxfordshire Strategic Housing Market Assessment Mid point -reflecting more realistic delivery on North Curbridge and East Carterton Strategic sites.	3.54	3.10	1,176 -	1,749-
3. Estimated 5 year housing supply based on CLG 2011 Interim Household Projections	5.28	4.62	185+	776-
4 Estimated 5 year housing supply based on CLG 2011 Interim Household Projections reflecting realistic housing delivery from North Curbridge and East Carterton Strategic sites.	4.42	3.187	370 -	831-

**West Oxfordshire District Council - 5 Year Housing Land Supply based on the Mid Point of the Oxfordshire SHMA (April 2014) and Alternatively the 2011 Government Interim Household Projections**

**Table 1 Estimated 5 year housing supply based on the mid point of the objectively assessed housing need. (Oxfordshire SHMA April 2014)**

	Source	Homes	Notes
	Housing Requirement 2011 - 2029 based on SHMA Mid Point		
A	Indicative Housing Requirement 5 years	11,880	660
B	Housing completed 1/4/2011- 31/03/2014	823	
C	Housing Completions anticipated 2014/15	307	1,130
D	Remaining provision required	10,750	A - B - C
E	Plan Period Remaining (1/4/13-31/3/29)	14	
F	Annualized Requirement (1/4/13 - 31/3/29)	768	D/15
G	Requirement for next 5 years (2015-2020)	3,840	F x 5
H	Requirement for next 5 years including 5% buffer (2015-2020)	4035	(4,608) 5% of 3,840 = 192 (20% of 3840 = 768)
I	Revised annual figure	807	(922)
J	Total deliverable dwellings (as at July 2014) (plus 300 dwelling East Witney Site - delivered 2015-2020)	3,414	(3,114 + 300 = 3,414)
K	<b>Housing land supply</b>	<b>4.23</b>	<b>(3.70)</b> 3,414/ 807 3,414/922
L	5 Year shortfall in dwellings	621 shortfall	(1,194)shortfall

**Notes**

Figures in brackets refer to calculation using 20% buffer

Information from WODC Housing Land Supply Update Statement - housing delivery 5 years 1/04/2015 - 31/03/2020

5 year housing target increased from 3,091 to **3228** due to fewer housing being delivered in 2012/2014 and projected 2013/2014

Housing supply increased to 3,114 in Housing Update (September 2014)

(j) Deliverable dwellings - 3,114 + 300 (East Carterton Development Control Committee resolution to approve 9th October 2014) = 3,414

**Table 2 Estimated 5 year housing supply based on CLG 2011 Interim Household Projections  
(Existing method used by WODC to calculate housing supply)**

	Source	Homes		Notes
	Housing Requirement 2011 - 2029			
A	Indicative Housing Requirement	9,738		541 x 18
B	Housing completed 1/4/2011 - 31/03/2014	823		
C	Housing Completions 1/4/13 - 31/3/14	307		
D	Remaining provision required	8,608		A - B - C
E	Plan Period Remaining (1/4/13-31/3/29)	14		
F	Annualized Requirement (1/4/13 - 31/3/29)	615		D/15
G	Requirement for next 5 years (2015-2020)	3,075		F x 5
H	Requirement for next 5 years including 5% buffer (2015-2020) (20% buffer in brackets)	3229	(3690)	5% of 3075 = 154 (20% of 3075 = 615)
I	Revised annual figure	646	(738)	3229/5 (3690/5)
J	Total deliverable dwellings (as at September 2014))	3,414		(3,114 + 300 = 3,414)
K	<b>Housing land supply</b>	<b>5.28</b>	<b>4.62</b>	3,414/ 646 3,414/738
L	5 Year shortfall in dwellings	185 surplus	276 shortfall	

**Notes**

Figures in brackets refer to calculation using 20% buffer

Information from WODC Housing Land Supply Update Statement - housing delivery 5 years 1/04/2015 - 31/03/2020

5 year housing target increased from 3,091 to **3228** due to fewer housing being delivered in 2012/2014 and projected 2013/2014

Housing supply increased to 3,114 in Housing Update (September 2014)

(j) Deliverable dwellings - 3,114 + 300 (East Carterton Development Control Committee resolution to approve 9th October 2014) = 3,414

**5 Year Housing Land Supply based on the Mid Point of the Oxfordshire SHMA (April 2014) and Alternatively the 2011 Government Interim Household Projections - Realistic Housing Delivery East Carterton and North Curbridge Strategic Sites**

**Table 3 Estimated 5 year housing supply based on the mid point of the objectively assessed housing need. (Oxfordshire SHMA April 2014) reflecting realistic housing delivery from North Curbridge and East Carterton Strategic sites.**

	Source	Homes		Notes
	Housing Requirement 2011 - 2029 based on SHMA Mid Point			
A	Indicative Housing Requirement 5 years	11,880		660
B	Housing completed 1/4/2011 - 31/03/2014	823		
C	Housing Completions anticipated 2014/15	307		1,130
D	Remaining provision required	10,750		A - B - C
E	Plan Period Remaining (1/4/13-31/3/29)	14		
F	Annualized Requirement (1/4/13 - 31/3/29)	768		D/15
G	Requirement for next 5 years (2015-2020)	3,840		F x 5
H	Requirement for next 5 years including 5% buffer (2015-2020)	4035	(4,608)	5% of 3,840 = 192 (20% of 3840 = 768)
I	Revised annual figure	807	(922)	38,435
J	Total deliverable dwellings (as at July 2014)	2,859		(3,114 - 700 + 260 + 185 = 2859)
K	<b>Housing land supply</b>	<b>3.54</b>	<b>(3.1)</b>	2,859/807 2,859/922
L	5 Year shortfall in dwellings	1176 shortfall	(1,749)shortfall	

**Notes**

Figures in brackets refer to calculation using 20% buffer

Information from WODC Housing Land Supply Update Statement - housing delivery 5 years 1/04/2015 - 31/03/2020

5 year housing target increased from 3,091 to **3228** due to fewer housing being delivered in 2012/2014 and projected 2013/2014

Housing supply increased to 3,114 in Housing Update (September 2014)

Deliverable dwellings 2015-2020 - East Carterton - 260 - North Curbridge 185

(j) Realistic deliverable dwellings - 3,114 - 515 = 2,599 +260 = 2,859

(700 included in housing land supply - 185 realistic delivery = 515 taken from 3,114 WODC expected delivery)

**Table 4 Estimated 5 year housing supply based on CLG 2011 Interim Household Projections  
(Existing method used by WODC to calculate housing supply)**

	Source	Homes		Notes
	Housing Requirement 2011 - 2029			
A	Indicative Housing Requirement	9,738		541 x 18
B	Housing completed 1/4/2011 - 31/03/2014	823		
C	Housing Completions 1/4/13 - 31/3/14	307		
D	Remaining provision required	8,608		A - B - C
E	Plan Period Remaining (1/4/13-31/3/29)	14		
F	Annualized Requirement (1/4/13 - 31/3/29)	615		D/15
G	Requirement for next 5 years (2015-2020)	3,075		F x 5
H	Requirement for next 5 years including 5% buffer (2015-2020) (20% buffer in brackets)	3229	(3690)	5% of 3075 = 154 (20% of 3075 = 615)
I	Revised annual figure	646	(738)	3229/5 (3690/5)
J	Total deliverable dwellings (as at September 2014)	2,859		(3,114 - 700 + 260 + 185 = 2859)
K	<b>Housing land supply</b>	<b>4.42</b>	<b>3.87</b>	2,859/646 2,859/738
L	5 Year shortfall in dwellings	370 shortfall	831 shortfall	

**Notes**

Figures in brackets refer to calculation using 20% buffer

Information from WODC Housing Land Supply Update Statement - housing delivery 5 years 1/04/2015 - 31/03/2020

5 year housing target increased from 3,091 to **3228** due to fewer housing being delivered in 2012/2014 and projected 2013/2014

Housing supply increased to 3,114 in Housing Update (September 2014)

Deliverable dwellings 2015-2020 - East Carterton - 260 - North Curbridge 185

(j) Realistic deliverable dwellings - 3,114 - 515 = 2,599 + 260 = 2,859

(700 included in housing land supply - 185 realistic delivery = 515 taken from 3,114 WODC expected delivery)



## Appendix C

**WEST OXFORDSHIRE DISTRICT COUNCILS ASSESSMENT OF THEIR 5-YEAR HOUSING SUPPLY.****Delivery of Strategic Sites – North Curbridge and East Carterton**

- 1.1 The councils 5 year housing supply is dependent upon the delivery of two strategic sites, the recently approved East Carterton, expected to deliver 300 dwellings<sup>1</sup>, and North Curbridge expected to deliver 700 dwellings in the five year period 2015-2020. History shows that a considerable amount of time will need to be devoted to negotiating, a S106 Agreement, including agreement with the statutory bodies and mobilisation requirements. The applicants construction experience suggests that it is at least 14-18 months after a Decision Notice has been issued, before any work on site can start. Once the site does breakground, infrastructure will need to be the first focus before any dwellings can be delivered. WODC are being overly optimistic on the number of dwellings that will come forward from these two sites in the 5 year period 2015-2020. The following scenario is far more likely;

ACTIVITY	TIMEFRAME	TIMELINE	NOTES
1. Resolution to grant permission	03/13		
2. S106 agreed and decision Notice issued	Say 6 additional months	02/15	Allow additional 6 months to agree S106 and issue Decision Notice
3. Discharge conditions 4. Reserved matters application 5. Agreement with Statutory agencies	16 months	08/16	
6. Mobilisation and on site infrastructure	6 months	01/17	
7. Delivery of housing		end of 17/18 end of 18/19 end of 19/20	35 dwellings delivered 75 dwellings delivered 75 dwellings delivered <b>Total number of dwellings delivered 2015-20 = 185</b>

**Table 1 – North Curbridge – Likely delivery of dwellings 2015-2020**


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<sup>1</sup> WODC Development Control Committee – East Carterton Committee Report

- 1.2 If the same exercise is undertaken for the East Carterton site, the following is the likely delivery of housing in the plan period 2015-2020.

ACTIVITY	TIMEFRAME	TIMELINE	NOTES
1. Resolution to grant permission	10/14		
2. S106 agreed and decision Notice issued	Say 8 months	06/15	
3. Discharge conditions 4. Reserved matters application 5. Agreement with Statutory agencies	16 months	12/16	
6. Mobilisation and on site infrastructure	6 months	06/17	
7. Delivery of housing		end of 16/17 end of 17/18 end of 18/19 end of 19/20	35 dwellings delivered 75 dwellings delivered 75 dwellings delivered 75 dwellings delivered <b>Total number of dwellings delivered 2015-20 = 260</b>

**Table 2 – East Carterton – Likely delivery of dwellings 2015-2020**

Planning Statement Appendix D

"Hybrid Planning Application for a mixed-use development comprising: Outline Planning Application for up to 1,500 dwellings, including affordable housing and up to a 150 unit care village with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8); provision of site for new link and ride facility; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and Full Planning Application for the development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 of the 1,500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)"

Cherwell District Council - Local Planning Policies

Cherwell District Council Local Plan 1996 (saved policies)	Interim Non Statutory Cherwell Local Plan (2006)	CDC Emerging Local Plan 2031	National Planning Policy Framework
<p><b>Built Environment</b></p> <p><b>C28 Layout, design and external appearance of new development</b> - criteria bases policy that seeks to ensure that the layout, design and use of material are in keeping with the local area.</p> <p><b>C30 Design Control</b> - seeks new development to be compatible with the appearance, scale, density of the area, and to reflect the streetscene</p> <p><b>C31 Neighborliness</b> - seeks to protect Neighborliness properties form nuisance</p> <p><b>R10 General recreational policies</b> - seeks to permit new or extended sporting facilities as long as they comply with other policies in the Plan</p> <p><b>R12 Provision of public open space in association with new residential development</b> - sets outdoor open space standards</p> <p><b>H1 Location of new housing</b> - Policy allocating housing sites</p> <p><b>H2 Housing developments on large sites</b> - Policy that seek to direct scale of developments</p> <p><b>H5 Affordable housing</b>- Criteria based policy seeking development to contribute to affordable housing need of the district</p> <p><b>H12 - New dwellings in the rural areas</b> - direct new housing in rural areas and seeks to require a local need to be identified</p>	<p><b>D1 Urban design objectives of new developments</b> - criteria based policy that list 7 points that development have to demonstrate ; local distinctiveness, continuity of enclosures, public spaces, permeability, legibility, adaptability and diversity</p> <p><b>D2 Requirement for design Statements</b> requires a design statement to accompany applications</p> <p><b>D3 Requirement to take into account Local Distinctiveness</b> - general policy relating to local qualities and feature of a the area.</p> <p><b>D4 Requirement for high quality, contemporary architecture</b> - requires high quality architecture and design</p> <p><b>D5 Design Requirement for the public realm</b> - criteria based policy that seeks to direct, design, integration of the public realm within the development and wider context</p> <p><b>H1a Housing Policy</b> - criteria based policy sets the overall framework in each housing developments will be determine</p> <p><b>H3 Efficient use of land</b> - sets housing density at 30 dph</p> <p><b>H4 Types of housing</b> - requires a mix of types and size of houses</p> <p><b>H5 Plan monitor and Manage</b> - sets the operational framework in which housing permissions will be managed</p> <p><b>H7 Affordable housing</b> - seek on site affordable housing</p> <p><b>H19 New dwelling in the countryside</b> - restricts new dwellings in the countryside</p> <p><b>R6 Provision of sports facilities</b> - a criteria based policy that sets the framework in which provision will be permitted</p> <p><b>R8 Requirement for 2.43ha of open space per 1000 residents</b> - general standards policy</p> <p><b>R9 General amenity areas</b> - requires provision on developments of 10 or more</p>	<p><b>BSC1 District Wide Housing Distribution</b> - Sets the housing targets across the district - Bicester, Banbury and the rest of the district</p> <p><b>BSC3 Affordable Housing</b>- Sets a target of 45% of housing to be delivered on previously developed land, with a density of at least 30 dwellings per hectare.</p> <p><b>BSC 4 Housing mix</b></p> <p><b>Villages 2</b> -Sets a settlement diarchy to determine proposal that come forward within villages.</p> <p><b>BSC11 Local standards provision - Outdoor Recreation</b> - Sets the standard for outdoor recreation provision.</p>	<p><b>Para 38</b> Promote a mix of uses and that children shoube be able to walk to school.</p> <p><b>Para 55</b> Housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p><b>Para 58</b> Requires good design</p> <p><b>Para 61</b> Recognizes the importance of high quality design and inclusiveness</p> <p><b>Para 38</b> Promote a mix of uses and that children should be able to walk to school.</p> <p><b>Para 125</b> Limiting the impact of light pollution</p> <p><b>Para 69</b> Promoting healthy communities, active frontages, strong neighborhood centres and reducing crime.</p>

<p><b>The Historic Environment</b></p>	<p><b>C9 Rural Locations</b> - general policy to protect rural areas relating to type, size, scale of developments</p> <p><b>C10 Historic landscapes parks and gardens and historic battlefields</b>- the council seeks to protect and encourage sensitive restoration of county parks</p> <p><b>C20 Listed Buildings</b> - seeks to protect the setting and character of listed buildings</p> <p><b>C25 Development affecting the site or setting of a schedule ancient monument</b> - seek to protect the monuments special importance, enhancement, and preservation where appropriate</p> <p><b>C26 - Sites of architectural interest</b> - the applicant will be required to provide detailed information on sites that may have an archeological importance</p> <p><b>C27 Developments in villages to respect historic settlement patterns</b> - general policy</p>	<p><b>EN44 Protection of the setting of Listed Buildings</b> - seeks to protect the setting and character of listed buildings</p> <p><b>EN47 Archeology and the Built Heritage</b> - criteria based policy that seeks to promote the sustainability of the historic environment, through conservation, protection and enhancement.</p> <p><b>EN48 Historic landscapes</b> - Parks, gardens and Battlefields - developments that harm historic parks will not be permitted.</p>	<p><b>ESD 13 Local Landscape Protections and Enhancement</b> - A criteria based policy that seeks to secure enhancements of the character and appearance of the landscape, through the restoration, management and enhancement of existing landscapes, features or habitats, and the creations of new ones where appropriate.</p> <p><b>ESD 16 The character of the built and historic landscapes</b> - A criteria based policy that seeks the developer to found design upon an understanding and respect for the areas unique built, natural and cultural context. New developments should respect the scale, character, heritage assets of the locality.</p>	<p><b>Para 126</b> Conserving and enjoyment of the historic environment</p> <p>Para Describe the significance of any Heritage Asset</p> <p><b>Para 129</b> Avoidance of conflict between the a heritage assets conservation and the proposal</p> <p><b>Para 129</b> Avoidance of conflict between the a heritage assets conservation and the proposal</p> <p><b>Para 134</b> less than substantial harm benefits to the public should be weighed up</p> <p><b>Para 135</b> Impact upon non designated heritage asset</p> <p><b>Para 137</b> Proposals that preserve the elements of a WHS and better reveal their significance should be treated favorably</p>
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<b>Natural Environment</b>	<p><b>C1 Protection of sites of nature conservation</b> - a general policy that seeks to promote the interest of nature conservation, and to resist development that would harm areas of special scientific interest, and the protection of local nature reserves.</p>	<p><b>EN1 Requirement to enhance the natural and built environment</b> - council will take into account the impact of a proposal on the environment and will expect mitigation measures to be included within the development.</p>	<p><b>ESD 2 Energy Hierarchy</b> - Promotes an energy hierarchy - prioritizes LEAN, CLEAN and GREEN energy.</p>	<p><b>Para 75</b> - Development should not increase the risk of flooding</p>
	<p><b>C2 Development affecting protected species</b> - seek to protect species and habitats</p>	<p><b>EN3 pollution control/ EN5 Air quality</b> - seek to protect against unacceptable levels of noise, smoke, pollution, fumes or any other environmental pollution</p>	<p><b>ESD 3 Sustainable Construction</b> - A criteria based policy that seeks to promote sustainable construction.</p>	<p><b>Para 109</b> Protect and enhance the natural and local environment</p>
	<p><b>C4 Creation of new habitats</b> - seeks to create additional ecological habitats</p>	<p><b>ENV5 Air Quality</b> - general protection policies</p>	<p><b>ESD 4 Decentralized Energy Systems</b> - Seeks developers to direct developments over 400 dwellings to undertake a feasibility assessment on decentralized energy systems.</p>	<p><b>Para 117</b> Minimizing the impact on biodiversity and geodiversity</p>
	<p><b>C5 Rural areas</b> - Protection of ecological value and rural character of specified features of value in the district</p>	<p><b>EN6 Light Pollution</b> - general protection policies</p>	<p><b>ESD 5 Renewable energy</b> - A criteria policy that seeks to support renewable and low carbon energy provision.</p>	<p><b>Para 75</b> Protect and enhance public rights of ways</p>
	<p><b>C7 Landscape Conservation</b> - seeks to prevent harm to rural landscapes</p>	<p><b>EN7 Noise</b> - general protection policies</p>	<p><b>ESD 6 Sustainable Flood Risk Management</b> - Confirms the councils will reduce and management flood risk through the sequential approach to development.</p>	
	<p><b>C9 Scale of development compatible with a rural location</b> - seeks to protect the countryside from sporadic development</p>	<p><b>EN11/EN12 Water resources/quality</b> - general protection policies</p>	<p><b>ESD 6 Sustainable Flood Risk management</b> - Confirms the council will reduce and manage flood risk through the sequential approach to development.</p>	
	<p><b>C13 Areas of High Landscape values</b> - seeks to preserve areas of high landscape value</p>	<p><b>EN15 Surface run off</b> - Seeks to protect the environment from surface water run off, appropriate attenuation will be required</p>	<p><b>ESD 7 Sustainable Drainage (SuDS)</b> - will be used to reduce and manage surface run off rates.</p>	
	<p><b>C14 Trees and Landscaping</b> - Protects the trees, woodland and ecological value</p>	<p><b>EN16 Land resources</b> - a criteria based policy that seeks to protect the best and most versatile land, and seeks to control the take up of agricultural land for development</p>	<p><b>SD 8 Water Resources</b> - seeks to ensure that development will not adversely effect the quality or quantity of the water resource.</p>	
	<p><b>C15 Prevention of coalescence of settlements</b> - seeks to prevent coalescence between settlements</p>	<p><b>EN22 Biodiversity Conservation/EN27 P</b></p>	<p><b>ESD 10 Protection and Enhancement of Biodiversity and Natural England</b> - A criteria based policy that protects the and enhances the biodiversity of the natural environment.</p>	
	<p><b>C17 Enhancement of urban fringe through tree and planting</b> - seeks to require Enhancements to the urban fringe through landscaping</p>	<p><b>EN21 Renewable energy</b> - criteria based policy that sets the framework for the use of renewable energies</p>	<p><b>ESD 13 Local Landscape Protections and Enhancement</b> - A criteria policy that seeks to create within developments the opportunity to secure enhancements of the character and appearance of the landscape</p>	
	<p><b>ENV1 Development likely to cause detrimental levels of pollution</b> - seek to protect against unacceptable levels of noise, smoke, pollution, fumes or any other environmental pollution</p>	<p><b>EN23 Ecological Surveys</b> - sets the framework when ecological surveys will be required</p>	<p><b>ESD 14 Oxford Green Belt</b> - Reinforces the protection afforded to the Green Belt as identified within the NPPF, in accordance with the identified appropriate and not appropriate development</p>	
	<p><b>ENV7 Development that affects water quality</b> - general protection policy</p>	<p><b>EN24 Protection of protected species</b> - criteria based policy that sets the framework for acceptable development that may result in the loss of a site of ecological interest.</p>	<p><b>ESD 15 Green Boundaries to Growth</b> - A criteria policy that seeks to ensure developers take account of the edge of settlements, and to soften the built up edge, and to assimilate the wider landscape.</p>	
	<p><b>ENV8 - Risk of Flooding</b> - Development will not normally be permitted in land that floods, without appropriate flood mitigation</p>	<p><b>EN28 Ecological value of a site</b> - states that the council, through development control will seek ecological enhancements</p>		
	<p><b>ENV9 Surface Run Off</b> - Seeks to protect the environment from surface water run off, appropriate attenuation will be required</p>	<p><b>EN 34 Protection of the landscape</b> - criteria base policy that seeks to protect and enhance the landscape.</p>		
	<p><b>R4 Public Rights of Way</b> - seeks to safeguard public rights of way</p>	<p><b>EN37 Trees and hedges and landscaping</b> - Protects the trees, woodland and ecological value</p>		
<p><b>R4 Public Rights of Way</b> - seeks to safeguard public rights of way</p>	<p><b>EN24 Protection of protected species</b> - criteria based policy that sets the framework for acceptable development that may result in the loss of a site of ecological interest</p>			

<p style="text-align: center;"><b>Transport</b></p>	<p><b>TR1 Contribute to the Transport Vision for Oxfordshire</b> - states that before permission is granted, all highway infrastructure has to agreed, and the council satisfied that works will be delivered.</p> <p><b>TR2 Traffic Management and Highway Safety</b> - Seeks to create the safe use of roads, and to minimize the conflict between vehicles and pedestrian, cyclist and those with impaired vision.</p> <p><b>TR3 Traffic Impact Assessments</b> - will be required for all major developments</p> <p><b>TR4 Public Transport</b> - seeks to create improved public transport</p> <p><b>TR5 - Parking and Servicing provision</b> - seeks to accommodate within the site facilities for parking and vehicular turning</p> <p><b>TR9 Road Hierarchy and residential areas</b> - requires that vehicles access shall be provided as part of a hierarchical system</p>	<p><b>TR1 Contribute to the Transport Vision for Oxfordshire</b> - development must contribute to the objectives of the local Transport Plan</p> <p><b>TR2 Major developments</b> - located in centre's highly accessible by different modes of transport</p> <p><b>TR3a Travel Plans</b> - sets the framework when Travel Plans are required</p> <p><b>TR4 Mitigation measure</b> - requires that all mitigation measure to offset impact have been agreed with the council</p> <p><b>TR5 Road safety</b> - Seeks to create the safe use of roads, and to minimize the conflict between vehicles and pedestrian, cyclist and those with impaired vision.</p> <p><b>TR6 Public transport</b> - seeks to create improved public transport</p> <p><b>TR7 Public Transport</b> - the council will not accept further Oxford based Park and Rides in Cherwell District</p> <p><b>TR8 Pedestrian and cycle routes</b> - development will not permitted that prejudice cycle or pedestrian routes</p> <p><b>TR9 Cycle parking standards</b> - general provision policy</p> <p><b>TR11 Car Parking standards</b> - a criteria based policy that seeks to direct the manner in which car parking is provided</p> <p><b>TR19 Road standards</b>- requires that vehicles access shall be provided as part of a hierarchical system</p>		
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<p style="text-align: center;"><b>Employment</b></p>	<p><b>EMP1 Allocating sites for employment generating purposes</b> - employment allocating policy</p> <p><b>EMP4 Employment generating areas in the rural areas</b> -criteria based policy that seeks to direct employment growth in the rural areas.</p> <p><b>S25 and S26 Countryside and Rural Settlements</b> - Restrict new retail development in rural areas</p> <p><b>S28 General Shopping Policies</b> - states that favorable consideration will be given to retail proposals that serve local a need</p> <p><b>T1 - Tourism</b> - seeks to provide new or improved facilities.</p>	<p><b>EMP1 Allocating sites for employment generating purposes</b> - employment allocating policy</p> <p><b>S1 Sequential approach to Town Centre development</b> - sets the sequential test approach - first preference town Centre's, then edge of Centre, and lastly out of Centre.</p> <p><b>S25 and S26 Countryside and Rural Settlements</b> - Restrict new retail development in rural areas</p>	<p><b>SLE1 Employment development</b> - seeks to set a framework for the development of employment sites and confirms that small scale employment proposals within rural areas if they support a set criteria including: on the edge of a settlement, meet a local need, be high quality design, but does of the Green Belt, will not increase the traffic or will not have a significant impact on residential amenity, and that existing employment site have no further capacity.</p> <p><b>SLE2 Securing dynamic town Centre's</b> - Sets a framework that directs retail to town Centre's, and the circumstance where there retail uses can be located. Evidence of impact through a sequential test may be required.</p>	<p><b>Para 28</b> Supporting a prosperous rural community</p>
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Planning Statement Appendix D

"Hybrid Planning Application for a mixed-use development comprising: Outline Planning Application for up to 1,500 dwellings, including affordable housing and up to a 150 unit care village with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8); provision of site for new link and ride facility; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and Full Planning Application for the development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 of the 1,500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)"

West Oxfordshire District Council Local Planning Policies

West Oxfordshire District Council Local Plan 2011	WODC Emerging Local Plan 2031 (policies shown in brackets)	National Planning Policy Framework
<p><b>BE1 Environmental and Community Infrastructure</b> - seek to ensure that appropriate supporting infrastructure is available and safeguard the local environment. Contributions will be sought in accordance with government advice (CP5)</p>	<p><b>CP2 Locating development in the right place</b> - Criteria based policy seeking to direct development to sustainable locations. Defines suitable locations in terms of the hierarchy of settlement, and confirms that development on land adjoining a town or village where the development is necessary to meet a District wide or a specific local need is acceptable.</p>	<p><b>Para 38</b> - Promote a mix of uses and that children should be able to walk to school.</p>
<p><b>BE2 General Development Standards</b> - criteria based policy that seeks to respect and improve the character of the local area. Sets 6 criteria based tests. Development should also help to reduce crime and have regard to the principles of energy use and waste storage facilities (CP2,4,3)</p>	<p><b>CP3 Prudent Use of Resources</b> - Development will be required to show consideration of the efficient and prudent use of management of natural resources and lists 10 criteria to be achieved. The policy sets sustainable design targets - Code for Sustainable Homes level 3, and Code Level 4 from 2016; BREEAM "good" from 2013, "excellent" from 2016</p>	<p><b>Para 52</b> - New homes can sometimes be best achieved through larger scale developments</p>
<p><b>BE3 Provision for movement and parking</b> - seeks to ensure safe movement of people and vehicles whilst minimising the impact on the environment. Sets 4 criteria based tests. (CP24)</p>	<p><b>CP4 High Quality Design</b> - Criteria based policy that seeks to protect the local distinctiveness, and where possible enhance the character and quality of the surrounding. Sets 5 criteria based tests to assess development.</p>	<p><b>Para 55</b> - Housing should be located where it will enhance or maintain the vitality of rural communities.</p>
<p><b>BE4 Open space within and adjoining settlements</b> - seek to resist loss of open space, with 4 criteria based tests. Allows remedies of deficiencies to be mitigated by exchange or use of one site for another to substitute for any loss of open space (CP19)</p>	<p><b>CP5 Supporting Infrastructure</b> - requires development to deliver or contribute towards the provision of necessary supporting infrastructure.</p>	<p><b>Para 58</b> - Requires good design</p>
<p><b>BE18 Pollution</b> - seeks to control pollution levels. Development with unacceptable high levels of pollution that may cause harm to health will not be permitted without mitigation</p>	<p><b>CP7 Type and housing mix</b> - Requires developer to deliver a wide choice of housing including, homes for the elderly, newly formed households and families. Developers will have to demonstrate how their proposals would help to meet the needs of specialist groups.</p>	
<p><b>B19 Noise</b> - seeks to protect occupant of new and existing house from unacceptable noise levels.</p>	<p><b>CP19 Public realm and green infrastructure</b> - Seeks to minimise the loss of green infrastructure. New development will be expected to contribute towards provisions of improvements to open space, sports and recreational building and land</p>	<p><b>Para 61</b> - Recognises the importance of high quality design and inclusiveness</p>
<p><b>B20 Protection for hazardous substances, installations and airfields</b> - development will not be permitted which would compromise safety near notifiable installations and airfields</p>	<p><b>CP22 Environmental Protection</b> - seeks to protect for health, environmental quality and amenity with respect to: Air quality, contaminated land, hazardous substances, artificial light, noise, water resources and waste.</p>	<p><b>Para 125</b> - Limiting the impact of light pollution</p>
<p><b>H2 General residential standard</b> - An overarching policy that seeks to protect the character and appearance of the area, and sets 6 criteria that developers must consider (CP22)</p>	<p><b>CP22 Environmental Protection</b> - An overarching policy that seeks to ensure mitigation measures are included to offset any adverse impact and requires developer to particularly address the following issues; air quality, contaminated land, hazardous substances, artificial light, noise, water resources and waste</p>	
<p><b>H3 Range and type of residential development</b> - seeks to ensure land efficiency and a mix of dwelling types (CP22)</p>		<p><b>Para 131</b> - The desirability that new development making a positive contribution of local character</p>
<p><b>H7 Service Centres</b> - sets the framework for the housing location within the service and rural centers of the district. (CP22)</p>		
<p><b>N11 Affordable housing</b> - sets the affordable housing framework CP7</p>		



<p><b>The Historic Environment</b></p>	<p><b>BE8 Development affecting the setting of a Listed Building</b> - Development should not detract from the setting of a listed building (CP23)</p> <p><b>BE11 Historic parks and gardens</b> - seeks to protect the setting, character, amenities, historical context or views within a Park or garden of historic interest (CP23)</p> <p><b>BE12 Archeology monuments</b> - seeks to protect the site and setting of national important archeological monuments (CP23)</p> <p><b>BE13 Archeological Assessment</b> - Development that affect sites and areas of archeological importance may be required to provide archeological assessment or field evaluation.</p> <p><b>BE 5 Conservation Area</b> - seeks to preserve the special architectural character or appearance of Conservation Areas. Effort will be made to ensure that development does not erode the special character of an area. (CP23)</p>	<p><b>CP23 Historic Environment</b> - An overarching policy that seeks to protect, respect and enhance the special character and distinctiveness of the historic environment, its heritage assets and their setting.</p>	<p><b>Para 126</b> - Conserving and enjoyment of the historic environment</p> <p><b>Para 128</b> Describe the significance of any Heritage Asset</p> <p><b>Para 129</b> - Avoidance of conflict between the a heritage assets consrevatin and the proposal</p> <p><b>Para 132</b> - Impact on a heritage asset and setting</p> <p><b>Para 134</b> - less than substantial harm benefits to the public should be weighed up</p> <p><b>Para 135</b> - Impact upon non designated</p> <p><b>Para 137</b> - Proposals that preserve the elemenys of a WHS and better reveal their significance should be treated favourably</p> <p><b>Para 137</b> - Proposals that preserve the elemenys of a WHS and better reveal their significance should be treated favourably</p> <p><b>Para 138</b> Not all elements of a whs necessarily contribute to its significance</p>
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<b>Natural Environment</b>	<p><b>NE1 Safeguarding the Countryside</b> - seek to protect the value of the countryside for its own sake - character, distinctiveness, diversity, natural resources, culture and outdoor recreational value</p>	(CP2, 17 and 18)	<p><b>CP17 Landscape Character</b> - seeks to conserve the quality, character and distinctiveness of the landscape. New developments should respect and, where possible enhance the intrinsic character, quality and distinctiveness</p>	<p><b>Para 75</b> - Development should not increase the risk of flooding</p> <p><b>Para 109</b> - Protect and enhance the natural and local environment</p> <p><b>Para 117</b> - Minimising the impact on biodiversity and geodiversity</p> <p><b>Para 118</b> - Enhancing biodiversity</p> <p><b>Para 75</b> - Protect and enhance public rights of ways</p>
	<p><b>NE3 Local Landscape character</b> - seeks to protect the local landscape character from harm.</p>	CP17	<p><b>CP18 Biodiversity</b> - an overarching policy that seeks to protect the biodiversity of the district, and to create opportunities to achieve a net gain.</p>	
	<p><b>NE4 Cotswold AONB</b> - seek to protect the AONB. Major development will not be allowed unless it is in the public interest and there are a lack of alternative sites.</p>	CP17	<p><b>CP19 Public Realm and Green Infrastructure</b> - Seeks to protect and enhance the existing green infrastructure and to create opportunities to work with developers to create new ones. Restricts the loss of any green infrastructure</p>	
	<p><b>NE6 retention of trees, woodlands and hedgerows</b> - development will not be allowed of the loss of trees, hedgerows and woodland would impact the visual character or biodiversity value of the area. Removal any will be allowed do if it would enhance the landscape quality and nature conservation.</p>		<p><b>CP21 Flood Risk</b> - Confirms the sequential risk based approach to development as outlined in the NPPF, that seeks to avoid flood risk to people and property, and where possible to manage any residual risk.</p>	
	<p><b>NE7 The Water Environment</b> - development must not have any adverse impact on water quality</p>	CP17	<p><b>CP22 Environmental Protection</b> - An overarching policy that seeks to ensure mitigation measures are included to offset any adverse impact and requires developer to particularly address the following issues; air quality, contaminated land, hazardous substances, artificial light, noise, water resources and waste</p>	
	<p><b>NE8 Flood Risk</b> - New developments will not be permitted in areas at risk of flooding, if it likely to; impede water flow, result in the loss of flood plain storage, increase flood risk elsewhere</p>	CP22		
	<p><b>NE9 Surface Water</b> - new developments will not be permitted where the surface water run off may increase the risk of flooding</p>	CP22		
	<p><b>NE10 Water resources</b> - adequate water resources must be available for new developments</p>	CP22		
	<p><b>NE11 Water quality</b> - developments must not have an adverse impact on water quality</p>			
	<p><b>NE13 Biodiversity Conservation</b> - development must safeguard, maintain and enhance priority habitat and species. Mitigation measure must be included for any adverse impacts</p>			
<p><b>NE15 Protected Species</b> - developments that have an adverse impact will only be permitted if it able to be controlled by condition or obligation</p>	CP18			
<p><b>TLC8 retention of public rights of ways</b> - General protection policy</p>	CP15			

<b>Transport</b>	<p><b>T1 Traffic generation</b> - Require developments that generate significant traffic to be located where there is access to forms of transport other than the private car.</p>	CP2, 24	<p><b>CP24 Transport and Movement</b> - An overarching policy that seeks to deliver developments in areas that have good accessibility and range of services and facilities'. New developments should maximize the opportunities for walking and cycling. A transport assessment will be required for development that have significant transport implications.</p>	<p><b>Para 35</b> Promoting Sustainable transport</p>
	<p><b>T2 Pedestrian and cycle facilities</b> - Developments must include measure to increase walking and cycling.</p>	CP2, 24		
	<p><b>T5 Interchange facilities</b> - Public interchange facilities will be permitted</p>	CP24		
	<p><b>T7 Travel Plans</b> - required for major</p>	CP24		

<b>Employment and Tourism</b>	<b>E1 Employment allocations</b>	CP11	<b>CP11 Land for Business</b> - Sets the quantity and location of employment land requirements, and the framework for extensions/improvements for growth	<b>Para 28</b> Supporting a prosperous rural community
	<b>E2 Permits the development of small estates for employment uses within or adjoining settlements</b>	CP2	<b>CP12 Supporting Rural Economy</b> - Seeks to promote improve broadband and walking from home. Sets the policy direction for new small businesses in rural areas.	
	<b>E3 New sites for single employment uses</b> - commensurate in scale will be allowed within or next to larger settlements	CP2	<b>CP16 Town Centres</b> - Defines a hierachy of town centres, including a designation for town centers with a tourist role. Focuses town centers for shopping. Confirms the NPPF approach to sequential and impact testing for new retail facilities.	
	<b>SH1 Proposals for new retail development</b> - set a sequential approach to the locating of retail uses. Sets criteria in why to assess acceptability of retia use outside town centers.	CP16	<b>CP14 Sustainable Tourism</b> - Confirms the preferred location for new tourist facilities to be in town centers. Other locations may be acceptable where there is a functional linkage with the location.	
	<b>SH4 Small scale local retail outlets</b> - allows for small scale retail uses in town centres and villages for local use, providing that they will not compromise the town centre, no adverse impact on amenity and that they are accessible by foot or cycle.	CP16	<b>CP15 Local services and community facilities'</b> -Seeks to protect local and community services, and to promote further development to promote social interaction and health inclusive communities.	