

**Local Plan 2012. Overview
28th May 2012**

Report of Head of Strategic Planning and the Economy

SUMMARY

The Proposed Submission draft of the Cherwell Local Plan 2012:

- Sets out clear ambitions for the District and the 2 towns in particular.
- Provides certainty for communities and developers as to what will /can be developed and where.
- Focuses growth at Bicester.
- Proposes less growth at the villages than was envisaged in the Feb 2010 version of the plan.
- Shifts focus of the plan to strengthening the local economy, job creation and inward investment and company growth, together with what sort of communities we wish to build.
- Creates a major platform to help deliver economic development in a recession.
- Strengthens the Town Centres at the heart of the District.
- Secures infrastructure such as new rail and road investment.
- Avoids coalescence with villages, by introducing new green buffers at the edge of development.
- Takes permissions and what has been constructed into account.
- Emphasises high environmental standards and design quality.
- Protects the Oxford Canal
- Promotes area renewal and regeneration in Banbury
- Supports innovation such as Community Self build.
- Addresses planning reforms

A. BACKGROUND

- A.1 Securing the adoption of a 'sound' up to date Local Plan for the District is a priority for Cherwell District Council as it will guide the growth of the District over the next 19 years.
- A.2 Without this the District faces an imminent challenge of piecemeal development by appeal, in which Cherwell District Council would lose the ability to ensure that development takes place in the most sustainable locations and future community needs are properly planned for and maximum community gain (and mitigation) secured.
- A.3 The District faces a number of current challenges:
- A policy vacuum with a Local Plan dating back to 1996.
 - Recession leading to planned strategic sites being delayed or with slower development profiles.
 - Identifying sites sufficient to meet local demographic needs over the next 19 years for both housing and employment.

- Providing a 5 year land supply (an obligation retained through the recent planning reforms) to ensure growth takes place at Banbury and Bicester and at more sustainable levels at the villages.
- The passage of the Localism (2011) Act introducing major changes to the planning system in England.
- The revocation of the Regional Spatial Strategies due at some point in 2012 and the move to a housing growth based on an assessment of local need (Locally derived growth).
- The introduction of the National Planning Policy Framework (NPPF) in 2012 which introduces new uncertainties around the need to have 5 year land supply, the 'duty to cooperate' and the 'presumption in favour of sustainable development'.
- Major sites in the two towns beginning to come forward for determination ahead of the strategic planning framework which the Local Plan should set.

A.4 Following the creation of the shared management team a review was conducted of the timetable for completing the Local Plan and preparing for submission for examination and the setting of realistic, deliverable deadlines. The review sought to ensure that the plan has taken account of the national changes being introduced and to ensure that the plan is as robust as possible, is 'challenge proof' and a plan which CDC can be confident will pass through its Examination for adoption..

A.5 Since November 2011 when Local Plan preparation begun in earnest, gaps in technical evidence has been completed to inform the Submission draft Local Plan for it to be 'sound'. These include:

- A Sustainability Appraisal and Equality Impact Assessment of the final draft plan (required by regulation).
- An update of the SHLAA (Housing Land Assessment) and SHMA (Housing Market Assessment) to ensure a full option appraisal of strategic sites and that they are the most sustainable locations for growth (required by the NPPF).
- A further assessment of housing mix and need for extra care housing and consideration of procedures for financial contributions for affordable housing part units.
- The completion of an outstanding employment land assessment and ensuring the conclusions of the Council's Economic Development Strategy are fully taken into account
- A study of economic change facing the District and a retail assessment to inform how we position the economy of the District.
- A review of the NPPF for the Plan.
- Addressing the 'Duty to co-operate', showing how the plan takes account of the views of neighbouring Councils (required by the NPPF).
- Ensuring the plan takes account of the Bicester Masterplan and emerging Banbury Masterplan which examine how major sites in each town (SW & NW Bicester, Graven Hill, the two Town Centres) might be properly integrated with the wider town and the town centres strengthened.
- Ensuring the plan is legible and readable to help secure community acceptance.

B. COMPLETING THE LOCAL PLAN - TIMETABLE

B.1 The district is in need of an adopted Local Plan as soon as possible. It has an old adopted Local Plan (1996), with only saved polices forming part of the statutory Development Plan. Its intended replacement, the Cherwell Local Plan 2011, was withdrawn from the statutory process and approved by the Council as interim policy

in December 2004. The Non-Statutory Plan (Feb 2010) has only limited weight and its plan period has now expired. Since that time the Council has been working on a Local Development Framework.

B.2 Following the passage of the Localism Act (2011) and the creation of the Joint Management Team conclusive steps have been taken to complete the Submission Draft of the Local Plan (formerly the Core Strategy) as quickly as possible.

B.3 Key events in the preparation of the Local Plan to-date have been:

- a Core Strategy Issues and Options Consultation Paper in February 2006
- subsequent evidence gathering, consultation with key stakeholders, sustainability appraisal workshops, directions of growth workshops, Parish Council workshops, liaison with the Local Strategic Partnership
- Consultation on Options for Growth in September 2008
- extensive consultation on a Draft Core Strategy (February) 2010
- further evidence gathering and accelerated reorientation of priorities since October 2011

B.4 The publication of the South East Plan in May 2009 and the Eco-Towns supplement to (former) Planning Policy Statement 1 (PPS1) in July 2009 have also been key events. The South East Plan is expected to be revoked but presently remains part of the statutory Development Plan. Until such time as the RSS is revoked, the Council is legally obliged (High Court Judgement on CALA homes (2011)) to be in general conformity with it. The Eco-Towns supplement currently remains Government guidance.

B.5 The Council is taking forward the development of the Local Plan in the context of fundamental changes to the planning system, new national planning policy and economic recession.

B.6 A Proposed Submission Draft Local Plan (May 2012) has now been prepared which grows out of the Draft Core Strategy (Feb 2010) but which re-prioritises policies based on up-to-date assessments of the economic, social and environmental characteristics and prospects of the district. This marks the beginning of the final stages of plan preparation:

B.7 Next stages include:

- Consultation – June/July 2012
- Submission – September 2012
- Examination – Jan 2013
- Adoption – March – May 2013 (anticipated)

B.8 Once the Plan is adopted, work to implement key projects, secure economic investment, create new jobs, build new homes, provide new infrastructure and enhance the natural, built and historic environments will begin in earnest assisted by other planning documents set out in the Local Development Scheme (LDS).

C. PLANNING REFORM

C.1 The Government has now implemented its reform of the planning system. There are three main drivers:

- Localism Act (Nov 2011)
- Local Plan Regulation (the Town and Country Planning (Local Planning) (England) Regulations) March 2012)
- National Planning Policy Framework (NPPF) – in place from 27th March 2012

C.2 Localism Act

C.3 The key provisions of the Act as far as Plan-Making is concerned are as follows:

- new powers for the Secretary of State to seek the revocation of regional strategies through Parliament (following strategic environmental assessments)
- a Duty to Cooperate requiring local authorities and other public bodies to work together on planning issues
- the introduction of neighbourhood planning providing a new right for communities to draw up a Neighbourhood Development Plan and to determine for themselves where they most want development (provided it accords with national policy and the Local Plan)
- the introduction of Neighbourhood Development Orders enabling local communities to permit the development they wish to see without the need for planning applications (provided it accords with national policy and the Local Plan)
- the introduction of a Community Right to Build allowing certain community organisations to bring forward smaller-scale development on a specific site, without the need for planning permission (provided it accords with national policy and the Local Plan).
- reform of the Community Infrastructure Levy giving the government the power to require that some of the money raised from the levy go directly to the neighbourhoods where development takes place
- a new limit on the discretion of planning inspectors to insert their own wording into local plans.

C.4 Local Plan Regulations

C.5 The key provisions of the new Regulations are:

- New Language – return to ‘Local Plan’. This Local Plan will ultimately be accompanied by a set of documents that provide the development framework for the District as set out in the accompanying Local Development Scheme.
- Prescription of key bodies to be included in the Duty to Cooperate including the new Local Enterprise Partnerships
- Changes to the procedures for preparing Local Plans and Supplementary Planning Documents

C.6 The Impact of the National Planning Policy Framework (NPPF)

C.7 The NPPF sweeps away the micro control of planning including over 1000 pages of guidance in PPSs and PPGs. Although it provides local flexibilities, there must be objective evidence to support the local policy positions adopted. We are required to produce an evidence based Plan that accords with the NPPF.

C.8 Central to the NPPF is a presumption in favour of sustainable development, a so called ‘golden thread’ running through plan-making and decision-taking. Pursuing ‘sustainable development’ involves positive improvements in the quality of the built, natural, and historic environment, as well as in people’s quality of life.

C.9 The NPPF contains 12 core planning principles. In summary these are that planning should:-

- be genuinely plan-led, empowering local people to shape their surroundings and providing a positive vision for the future. Plans should be kept up to date, based on joint working and co-operation and provide a practical framework for decision-making;
- be a creative exercise in finding ways to enhance and improve places;
- proactively drive and support sustainable economic development to deliver homes, employment, infrastructure and thriving local places. Objectively identifying and meeting needs, responding positively to wider opportunities for growth, taking account of market signals and setting out a clear strategy for allocating sufficient suitable land;
- secure high quality design and a good standard of amenity;
- take account of the different roles and character of different areas, promote the vitality of our main urban areas, protect Green Belts, recognise the intrinsic character and beauty of the countryside and support thriving rural communities;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk, encouraging the re-use of existing resources, the conversion of existing buildings and the use of renewable resources;
- contribute to conserving and enhancing the natural environment and reducing pollution. Preferably allocate land of lesser environmental value where consistent with other policies;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, encourage multiple benefits from the use of land in urban and rural areas, recognise that some open land can perform many functions;
- conserve heritage assets in a manner appropriate to their significance;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

C.10 The NPPF requires plan making to:

- contribute to the achievement of sustainable development
- reflect vision and aspirations of local people
- achieve economic, social and environmental gains
- avoid significant adverse impacts and to consider development options
- involve meaningful engagement
- as far as possible develop a collective vision and agreed priorities
- develop strategic policies to cover the homes and jobs needed; retail, leisure and commercial development; the provision of infrastructure; the provision of community and cultural facilities including health and local facilities; climate change mitigation and adaptation; and the conservation and enhancement of the natural and historic environment including landscape.

C.11 Plans are crucially expected to:

- be positive
- have an appropriate timescale
- take account of longer term requirements
- be based on co-operation with neighbouring authorities and key organisations
- identify broad locations for strategic development
- allocate sites to promote development and the flexible use of land providing detail where appropriate
- identify areas where it may be necessary to limit freedom to change and where development would be inappropriate
- have a clear strategy for enhancing the natural, built and historic environment

C.12 Plans must create the context for Development Management decisions to be taken in a positive way, translating plans into high quality development on the ground and enabling applications for sustainable development to be approved where possible.

C.13 Procedurally, Local Plans must:

- have a proportionate evidence base “...based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”
- be sound, namely, positively prepared, justified, effective and consistent with national policy
- take into account the Duty to Cooperate. The new planning system requires CDC to engage with all neighbouring Councils. It does not require the Council to agree with observations from those Councils, but as recent Examinations illustrate (eg York – April 2012), this is a topic that inspectors are concerned with reflecting the objective of Ministers who elevated this principle to the heart of the recent planning reforms.

C.14 The NPPF raises a number of new issues and changes of emphasis for the Local Plan:

- a clear presumption in favour of sustainable development
- a more pro-development policy context requiring local development to be supported where possible
- a clear direction to promote sustainable economic growth
- a requirement to plan strategically across local boundaries
- retention of the requirements for at least 15 years of housing provision and a continuous 5 year land supply of deliverable housing sites, but an additional buffer of 5% against 5 year requirements or 20% if there has been persistent under-delivery
- the potential to include an allowance for windfall sites in the 5 year supply where there is compelling evidence
- Green Belt around new development is possible
- no ‘brownfield’ first policy but encouragement for the effective use of previously developed land and the possibility of a locally set appropriate target
- in rural areas, consideration of whether allowing some market housing would facilitate provision of significant additional affordable housing to meet local needs
- avoiding the long-term protection of employment land where there is no reasonable prospect of a site being used for that purpose

- a clear direction not to refuse planning permission for sustainable buildings (or infrastructure) due to concerns relating to incompatibility with an existing townscape if those concerns have been mitigated by good design
- ensuring plans are viable and deliverable
- establishing the foundation for Neighbourhood Planning and community led development

C.15 The pressure to complete the Local Plan

C.16 The NPPF allows existing policies (the saved policies of the adopted Local Plan) to be given full weight for the next 12 months (to 27 March 2013). After that period, the weight that can be afforded to those policies depends on their degree of consistency with the NPPF. As the saved policies are derived from a 1996 Local Plan, consistency may prove difficult to demonstrate (policies for housing supply are already considered to be out-of-date). There is therefore real pressure and a very tight timetable to complete this lengthy plan-making process of which this document is only one step.

D. A RE-FOCUSED LOCAL PLAN

D.1 The Proposed Submission Local Plan addresses this planning reform and builds upon an updated and more fully developed understanding of the needs and challenges facing Cherwell's places and their environs. It provides a proactive, positive suite of policies to help these places thrive, to deliver essential and longer term infrastructure requirements and achieve viable, sustainable development that will improve the quality of life in the district.

D.2 The draft plan has been refocused to give a sharper focus, to address the difficulties of economic recession and to demonstrate how the towns can be strengthened to achieve positive outcomes for both urban and rural areas.

D.3 In particular, the Local Plan is one that is centred on the achievement sustainable economic growth, drawing-in investment tailored to the current and future needs of the district and to Cherwell's socio-economic position in Oxfordshire and the south-east Midlands, and the creation of jobs. It seeks to significantly boost housing supply to sustainable levels which are appropriate for the level of economic growth taking into account a strategy of re-balancing jobs and homes at Bicester and the need for investment at Banbury. It also seeks to mitigate and adapt to climate change, to secure sustainable design and achieve net gains in biodiversity.

D.4 The Plan recognises that delivering housing in a recession will be challenging but that a 5 year land supply (plus 5%) must be provided. The Executive approved a Housing Land Supply Position Statement on 6 February 2012 which seeks to address issues of under- supply ahead of completion of the Local Plan and in the context of concerns about the over-development of rural areas. The Position Statement seeks a sustainable, urban led approach to managing housing supply. This approach is clearly supported by Local Plan evidence and is fundamental to the proposed development strategy. The Position Statement is superseded by the Proposed Submission Local Plan and a further report on housing supply will be presented to a future meeting of the Executive.

D.5 The South East Plan presently remains part of the statutory Development Plan and requires 670 homes per annum to be developed in Cherwell from 2006-2026. The

Local Plan seeks to provide new housing at this rate but extends the plan period from 2006/2026 to 2006/2031 to provide flexibility in phasing the delivery of strategic sites and to provide a longer period for infrastructure planning. This will enable 18 years of housing delivery from adoption of the Plan in 2013.

- D.6 The additional five years produces an additional requirement of 3,350 homes for the five years from 2026 to 2031 and a total of 16,750 homes from 2006 to 2031. This is in keeping with the national (2008) household projections showing an additional 16,022 households over the same period. Between 1996 and 2011 the district delivered an average of 577 homes each year. The Council's Housing Strategy 2012-2017 seeks to increase the supply of homes and to improve access to housing. A requirement of 670 per year will help the Council meet this objective.
- D.7 Our policies on affordable housing and housing mix seek to provide the right type and size of housing and to ensure that additions to the housing stock contribute to meeting the needs of the anticipated future household profile. The Plan also promotes the Council's innovative housing policy of self- build and self-finish.
- D.9 Without these steps the gains of growth for the two towns will not be secured, but also the Council will lose more appeals, growth will move to less sustainable locations and in due course as a result of the NPPF the Council will lose control of the planning system at the local level.
- D.10 Lower growth is proposed in the villages than in the Feb 2010 plan, as a result of higher growth in Bicester. But this is not a matter of the arbitrary allocation of population figures, but a detailed assessment of what additional growth at Bicester can achieve for the town and consideration of the pressure on rural areas. The proposed development level for villages has been reduced from 1130 in the February 2010 draft Core Strategy, to 948 in the May 2012 Local Plan. This figure includes houses already completed and in determining whether to approve additional housing in the villages recent levels of approval will be taken into account.
- D.11 Site options have been tested and reviewed at various points. For example, the forthcoming SHLAA study has reviewed all previous decisions about how strategic sites have been selected. The final iteration of the SHLAA will be available prior to commencement of public consultation.
- D.12 Ensuring continuous housing delivery at required levels needs active management of the land supply and taking active steps to ensure the strategic sites are deliverable. Active engagement with the developers and agents of strategic sites is on-going and in some cases promoters are preparing for formal applications in the context of recent land supply difficulties. The pre-app process will be stepped up and positive planning at the preferred locations pursued to ensure that the objectives of this plan are delivered for the benefit of the District.
- D.13 The Plan's monitoring framework seeks to ensure that the projected housing delivery is achieved, allowing for the possibility of the early release of sites if required
- D.14 On a number of identified strategic sites an integrated, coordinated and comprehensive planning approach needs to be taken. This is to ensure that where development areas comprise different land holders a single development vision will be secured. Masterplans for the whole site areas will be required.
- D.15 The key test for the plan is its ability to deliver: -

- Active management of the land supply
- Sufficient new housing and employment sites with in-built contingency
- Employment growth as the major driver
- Joint working with developers so we have certainty on what can be delivered
- our social and environmental goals drawing on our key studies

D.16 The Plan also continues with the South East Plan's focus of growth at Bicester, more steady growth at Banbury and the development of sustainable rural areas. It seeks effective use of previously developed land, including major 'brownfield' opportunities at Banbury and Bicester, but recognises the reality that major greenfield releases are necessary to bring about the required jobs and homes at the right time. It aims to provide certainty for developers and communities by establishing a clear, positive, justified framework for development into the future supported by sound evidence.

E. A SOUND EVIDENCE BASED LOCAL PLAN

E.1 Key Evidence

E.2 We are not looking for perfection, but a plan compliant with the NPPF and which is 'sound'. A plan that ensures the District has a level of certainty about how it will grow over the next two decades. Annex A is a guide to the key issues that should be addressed to ensure that the plan can be judged to be 'sound' at the Examination stage.

E.3 The current version of the Plan is built on extensive evidence and studies not undertaken when the Feb 2010 Plan was presented for consideration by the CDC Executive. A number of studies have reached draft stage or are still emerging and have been used to inform the completion of the attached draft Plan. A number of key parts of evidence will be consulted upon alongside the Plan itself including the Sustainability Appraisal, while the other studies will all be posted on the Local Plan website as they are completed and signed off.

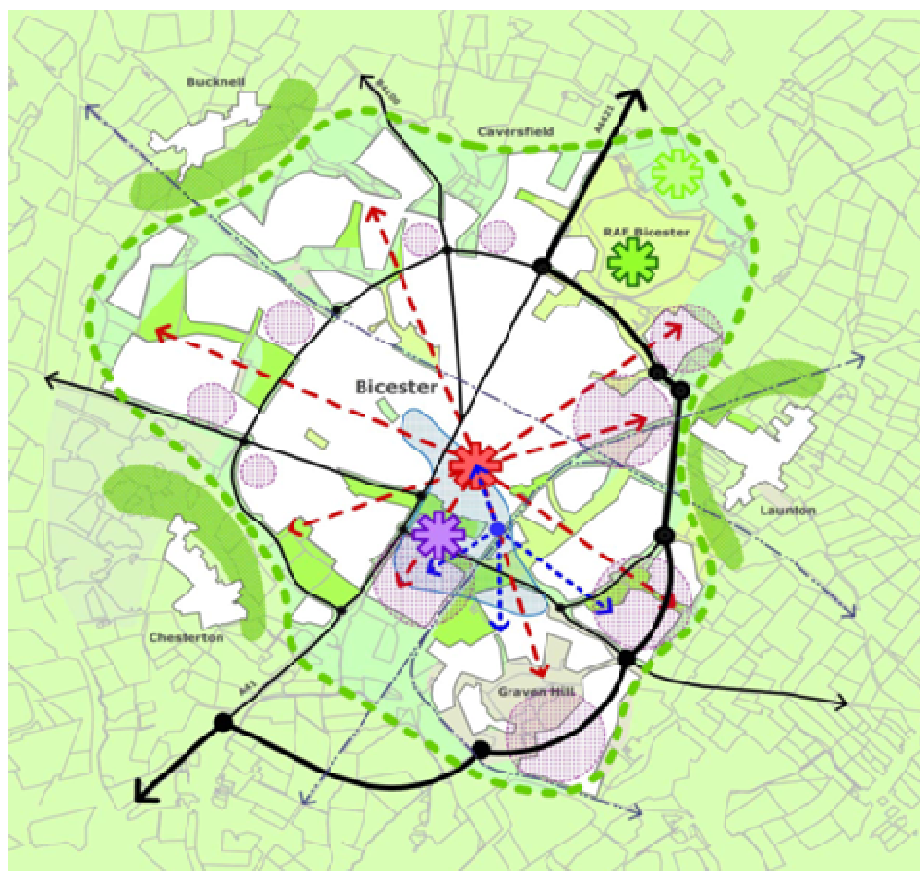
E.4 Annex 3 of the Local Plan sets out the evidence used in its preparation and shows the substantial amount of background documentation that underpins this plan. The development of this draft plan is also informed by considerable consultation at various points in its gestation and formulation. Sites originally proposed and identified were consulted upon in site allocation Issues and Options Papers dating from 2006-2008. We also commenced work on the Sustainability Appraisal to support the plan, and held a number of sustainability workshops. An 'Options for Growth' consultation paper on directions of growth and strategic sites was published in September 2008 and supported by stakeholder workshops and exhibitions across the District and Sustainability Appraisal workshops. Draft allocations for strategic sites were consulted on through the Draft Core Strategy (February 2010). Subsequent difficulties with housing delivery in a recession and the more pressing need to identify opportunities for economic growth have necessitated a revisiting of sites previously discounted. The process used for compiling the Bicester Masterplan has led to a detailed site assessment of additional sites in Bicester.

E.5 All evidence will have been completed by Examination.

E.6 The development of this draft Plan is also informed by considerable consultation at various points in its gestation and formulation. It also takes full account of the emerging detail of the Masterplans for Bicester and Banbury, together with the

extensive stakeholder involvement in shaping the development of the documents, though formal community consultation is still due to take place in June/July 2012.

- E.7 A Bicester Masterplan accompanies this report. The Masterplan has been prepared to guide the future development of the town, to consider future employment needs and how the town centre might be further strengthened; the potential for major transport improvements and the opportunity from East-West rail; the integration of new communities into the town including eco-development at North West Bicester; and, to explore potential site uses and land releases. It contains a set of strategic proposals for the future development of the town to ensure the development of the town proceeds in a holistic, planned, coordinated way:
- E.8 The Bicester Masterplan has been prepared in depth through extensive consultation and engagement with stakeholders, developers and land owners which has helped in framing the plan and as to identify the best locations for growth. The Masterplan builds upon the work already undertaken by the Council in developing the Eco-Town project, linking into and extending the aspirations for the town. It identifies the town's wider economic potential and as a whole. This will be subject to wider public consultation alongside the consultation on the Local Plan in June/July 2012.
- E.9 The Bicester Masterplan has examined the opportunities of all available, significant sites for housing and employment in depth. It highlights the opportunities for an extended town.
- E.10 The CDC Executive endorsed the concept Masterplan in February 2012, illustrated below.



- E.12 Bicester also needs to attract the high skilled technical industry that will provide good opportunities for employment and encourage people to both live and work in the town. The Eco Town initiative provides an opportunity to attract new employment that helps position the town economy for the future, with low carbon green companies drawn to the cutting edge development in NW Bicester.
- E.13 A Banbury Masterplan is also now underway. The Banbury Masterplan is exploring the potential within the town for sustainable employment and housing growth. It is also identifying specific opportunities for new public open space and movement options in the interest of developing the most appropriate transport strategy for the town. It is considering the interrelationship between housing and employment needs; potential land uses, the future of the town centre including how its regional status can be strengthened; accessibility and the potential for transport improvements; the integration of new communities; and, the town's constraints at its urban fringe including the need to protect the identity of nearby villages. Again, the aim is to ensure that the Local Plan's strategic proposals can be delivered and that the future development of the town proceeds in a holistic, planned, coordinated way.
- E.14 Its preparation is helping inform the preparation of the Local Plan and work will continue in parallel with consultation and be brought to conclusion ahead of Submission. In particular, the Masterplan is exploring:
- Delivering sustainable growth for Banbury through new job opportunities and a growing population
 - Securing a desirable employment location that supports local distinctiveness and economic growth, based on its retail, heritage and tourism potential
 - Strengthening the attraction of the town centre as a destination with a full range of retail, community and leisure facilities
 - Maintaining a sustainable community with a comprehensive range of social, health, sports and community functions
 - Ensuring all development secures safe communities set within attractive landscaped spaces.
 - Strengthening the employment base of the town.
 - key physical and social infrastructure to meet the requirements of the current and future population
 - a movement strategy for the car and sustainable transport.
- E.15 The Masterplan needs to ensure that Banbury responds to:
- Its physical constraints and the constraints on growth of the town.
 - Its transport challenges.
 - Market forces and positions to survive the recession.
 - The challenge from neighbouring towns
 - Retain the character of the town as it grows
 - Establish the shape of the future town
- E.16 Other key evidence documents for the Local Plan are listed below:
- Habitats Regulations Assessment (complete, update in progress)
 - Banbury Integrated Transport and Land Use Study (complete)
 - Banbury Movement Strategy (in progress)
 - Bicester Integrated Transport and Land use Study
 - Bicester Movement Strategy (in progress)
 - Cherwell Rural Areas Integrated Transport and Land Use Study

- Town Centre and Retail Studies update (in progress)
- Employment Land Review (complete)
- Economic Analysis Study (in progress)
- Strategic Housing Market Assessment (complete, update in progress)
- Cherwell Housing Needs Estimates (being updated through SHMA work)
- Assessing the type and size of housing stock required in Cherwell (being updated through SHMA work)
- Affordable Housing Viability Study (complete, being updated)
- Analysis of the viability of Extra Care Housing (complete)
- Strategic Housing Land Availability Assessment (in progress)
- Travelling Showpeople Accommodation Needs Study (complete)
- Gypsy and Traveller Housing Needs Study (new study in progress)
- Strategic Flood Risk Assessment (Level 1 complete, Level 2 in progress)
- Canalside Flood Risk Assessment (Level 2 in progress)
- Green Space Strategy
- Playing Pitch Strategy
- Indoor sports and recreation facilities assessment
- Indoor Sports and Village Halls Study (in progress)
- Tourism Study
- Renewable energy and sustainable construction study
- Viability Study (in progress)
- Consultation Responses

E.17 Lessons from the evidence base

E.18 The evidence base identifies the issues that the Plan must address and informs its vision and objectives. For example, it tells us:

- the 'knowledge economy' needs to grow
- new employment sites are needed to meet modern business needs
- we need to improve our urban centres and existing employment areas to retain and attract business
- there is a need to adapt to the changing rural economy
- we need to respond to a growing and ageing population
- we need to increase the supply of affordable housing and make market housing more accessible
- more housing is needed for newly forming households in rural areas
- there is a need to improve educational attainment
- access to natural greenspace needs to be improved
- we need to reduce the dependence on travel by car, manage traffic congestion and cut carbon emissions
- we need to improve the geographical accessibility of services
- there needs to be a leap forward in sustainable design and construction
- there is a need to protect and enhance the district's biodiversity and adapt to climate change
- the identity of our towns and villages and our valued landscapes need to be protected
- we need to maintain or create a sense of belonging and improve social cohesion
- the built up environments of our urban areas need to be improved, to ensure that new development maintains or increases distinctiveness and improves the functioning of our town and villages.

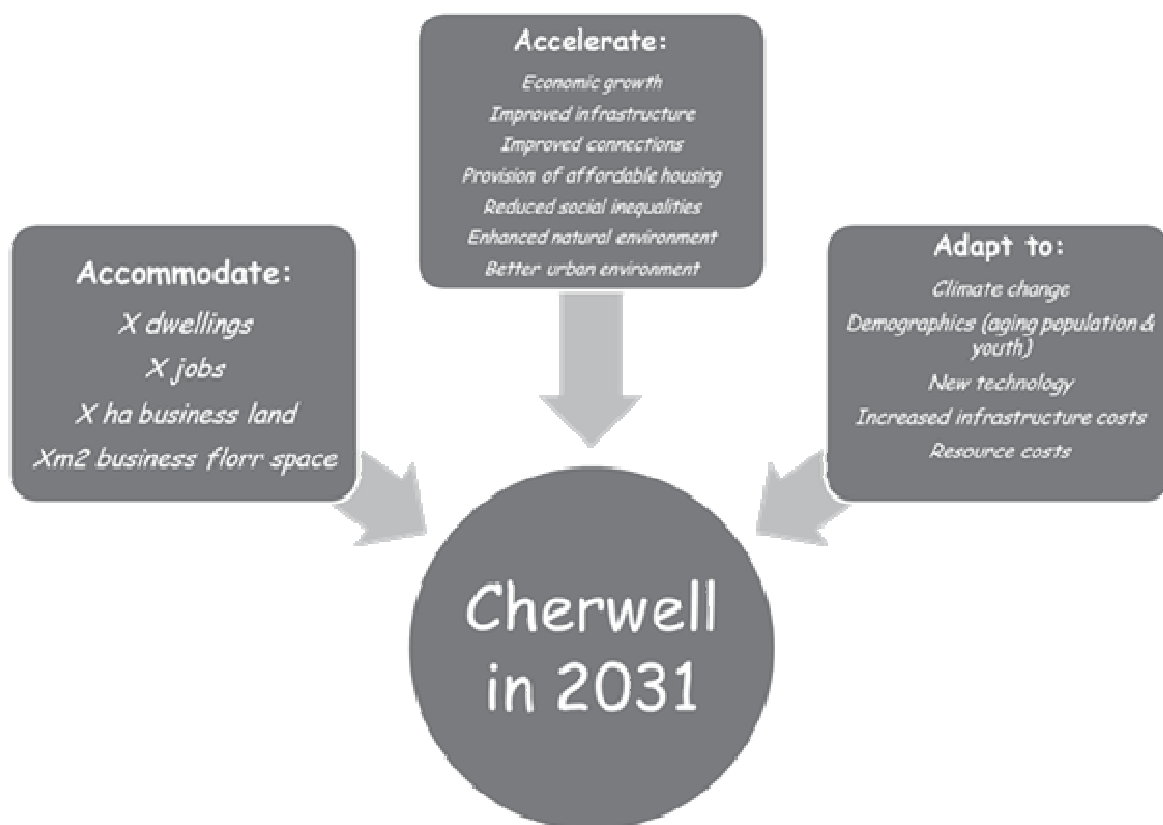
E.19 Sustainability Appraisal

E.20 The single most important piece of evidence is the Sustainability Appraisal, of which the latest stage is currently being prepared in parallel with the Local Plan. Earlier stages of the plan were supported by sustainability appraisal workshops and the Draft Core Strategy (2010) was accompanied by a Sustainability Appraisal report. A summary of the findings for the Local Plan 2012 will be provided to the meeting of the Executive.

E.21 This assessment is concerned with the impact that the plan might have, whether all relevant factors have been addressed and what sort of alternatives or mitigation have been considered or are proposed. The Council is required to consult on the full report and will do this alongside the consultation on the Local Plan as a whole over the same period.

E.22 External Influences

E.23 The Local Plan seeks to address a number of external influences on the District:



E.24 Taking account of other policy relationships

E.25 The Local Plan does not stand separate from other strategies and policies. It considers the long term nature of development in the District and seeks to align with existing policies and analysis.



E.26 Relationship to Council Studies

E.27 The following studies have been particularly important:

- Sustainable Community Strategy 2010 – Our District, Our Future
- Conservation and Urban Design Strategy 2012 - 2015 (Draft published April 2012)
- Economic Development Strategy 2011-2016
- Housing Strategy 2012-2017
- Recreation Strategy 2007-2012
- Cherwell Biodiversity Action Plan

E.28 Other stakeholder plans are also taken into account, including:

- Oxfordshire Biodiversity Action Plan
- Oxfordshire 2030 Sustainable Community Strategy
- Oxfordshire Local Transport Plan 3
- Oxfordshire Minerals and Waste Emerging Core Strategy

F. STRUCTURE OF THE LOCAL PLAN

F.1 The structure of the Local Plan reflects the district's challenges and priorities. It defines:

- What we want to achieve
- Where we want to achieve it
- How it will be delivered

F.2 Our priorities include:

- Grow the economy,
- Protect the villages,
- Strengthen the town centres,
- Secure infrastructure investment (eg Bicester relief road)

F.3 The Plan contains:

- Policies for the District – the policies which apply to planning and development
- Policies for Places – our policies for Banbury, Bicester, Kidlington and the rural areas

F.4 The Plan has five distinct sections:

- Section A: Strategy for Development in Cherwell including our vision, overall spatial strategy and our objectives.
- Section B: Policies for Development in Cherwell with three themes:
 - Theme One: Policies for Developing a Sustainable Local Economy including policies on:
 - employment development, town centre and tourism
 - transport and connections, High Speed Rail 2
 - Theme Two: Policies for Building Sustainable Communities including policies on:
 - housing distribution, the efficient use of Land
 - affordable housing, housing mix, area renewal, travelling communities
 - education needs, health and well-being
 - public services and utilities
 - open space, sport, recreation facilities
 - Theme Three: Policies for Ensuring Sustainable Development including policies on:
 - climate change, energy, sustainable construction
 - flood risk and management, water resources
 - biodiversity and the natural environment
 - landscape, Green Belt and boundaries to growth
 - the built environment, the Oxford Canal and green infrastructure
- Section C. Policies for Cherwell's Places including policies for Bicester, Banbury, Kidlington and our villages and rural areas.

Our policies prioritise growth at the two towns in the District, the most sustainable locations for growth, the places most able to absorb development and where new infrastructure is required. They also seek to support

Banbury's town centre, extend Bicester's, deliver employment growth and bring forward the eco-town at Bicester.

- Section D. The Infrastructure Delivery Plan containing policies on infrastructure and specific requirements for Banbury, Bicester and Kidlington
- Section E. Monitoring Delivery of the Local Plan providing a framework for policy monitoring and housing and employment trajectories

G. WHAT THE PLAN SEEKS TO DELIVER

G.1 Objectives and Vision

G.2 The Plan takes forward the Feb 2010 Core Strategy Objectives, but the policy proposals have substantially evolved to take account of new circumstances – with new national policies, recession and the community response to the Feb 2010 plan consultation.

G.3 The Local Plan aims to secure:

- A productive, high value, growing economy.
- An excellent transport system.
- Housing growth focused on Bicester & Banbury, limited in villages – most of the District will not change.
- A clear urban/rural boundary for both Banbury and Bicester to limit future growth.
- Inclusive communities.
- One community, not separate ones.
- Quality urban, rural and natural environments.
- Good quality urban design for new business and residential developments.

G.4 MANAGING GROWTH, DELIVERING POSITIVE OUTCOMES

G.5 An Economic Lead

G.6 In line with the NPPF and local priorities, the Plan leads on the economy. This is critically important at a time of recession when growth and jobs are needed, but also to ensure that we lay the foundations for the future economic success of the District. Consideration of the issues facing Cherwell, its locational advantages and its relationship with key economic drivers such as Oxford, has meant we are aiming to broaden the skill base; grow the knowledge economy; develop higher technology and eco-industries; develop more office based employment opportunities; and enable more rural diversification. We are seeking to create a broader, more diverse and innovative economy and a business friendly environment, that will provide in-built resilience and more self-sufficiency for the future.

G.7 The Local Plan presents locations for growth for a purpose – to ensure we provide sufficient land for employment led economic growth now and in the longer-term (with active marketing of the towns for inward investment to follow). The delivery of an Eco Town development at NW Bicester, the further development of two strong and larger town centres, and the potential of the East – West Rail project will, in addition to highly accessible employment sites and accompanying housing growth, be highly

significant economic attractors. See Annex D for the full list of proposed development sites.

- G.8 New employment land will provide for company growth and inward investment, correcting an existing in-balance in the economy and turning around the current high levels of out-commuting, particularly at Bicester.
- G.9 The Plan aims to strengthen the town centre of Banbury in particular as a Regional centre (recognised by the South East Plan), by ensuring that the developments at Canalside, the Spiceball Development Area and Bolton Road complement one another and extend the Town Centre for new retail, leisure, cultural and commercial uses. The aim is to ensure that town centre will not only be able to withstand the competition from retail parks, but to help diversify the range of uses in face of the challenge from internet shopping. At both Banbury and Bicester the opportunity for further leisure and cultural activities in the town centres will become more important over-time. With the continued growth of on-line shopping, it will also be important to respond the needs of independent retailers.
- G.10 A much larger town centre is proposed for Bicester, reflecting the needs of a rapidly growing town and ensuring that the benefits of town centre improvements, the continuing success of Bicester Village, and a redeveloped Bicester Town Railway Station are mutually beneficial. As Bicester grows, an extended town centre will provide new opportunities for further services and facilities, an improved public realm and better links to existing and residential areas.
- G.11 The Plan aims to attract new investment to the right locations so that the town centres are reinvigorated. Improved and extended town centres will help encourage wider economic growth, new development and renewal.
- G.12 Following adoption of the Plan CDC will need to step up its delivery of the economic growth require to fulfil the potential of the Plan. This will require activism, e.g. marketing of the towns as retail destinations, promotion of the key employment sites being released for inward investment and a different approach to promoting the area for tourism.

G.13 Delivering Homes in the Right Places

- G.14 The plan addresses the significant fall in the 5 year land supply for the District which runs the risk of inappropriate development being agreed in inappropriate locations that are not consistent with an urban, town led growth approach. The housing trajectory shows a cautious level of development on all sites during a recession, when site delivery is much slower. It aims to take the District back to a 5 year land supply and maintain it. In addition, the plan period has been extended to 2031 (from 2026) to enable development to be brought forward that is readily deliverable (subject to planning approval). The plan focuses on building communities' not just houses and housing numbers. The housing trajectory takes permissions not yet discharged into account (e.g. Banbury Bankside Phase 1) as well as completions, i.e. what has already been built.
- G.15 The numbers of houses proposed in the villages is lower in 2012 (948) than in 2010 (1130). This is a conscious decision to grow Bicester to secure a set of positive gains for the town (including a relief road and town centre expansion) as well as reducing the impact on villages which by definition have greater challenges in

absorbing major new housing and are less sustainable with a narrower range of necessary infrastructure than the two towns.

- G.16 The Plan seeks to ensure that the District has sufficient housing land allocated to ensure that the District does not lose appeals and employment land is not lost to housing.
- G.17 The Plan also uses a single housing figure for the District (in anticipation of the revocation of the RSS), which will assist the management of the housing supply.
- G.18 Close engagement with promoters of individual development sites as to what is required to be delivered on each site on each site, which has informed the development of the site policies, which are themselves much more detailed than in the February 2010 plan. This aims to demonstrate the deliverability of the plan, but also the deliberation and detailed site examination which has gone into the plan.
- G.19 The housing trajectory shows when sites are expected to be delivered and the expectations for the approved sites at Bankside, Banbury; South West Bicester (Phase 1), Gavray Drive, Bicester; and former RAF Upper Heyford. Where housing development has already taken place in a village it will be taken into account in determining whether additional building should be approved.
- G.20 The housing trajectory seeks to be clear about the distinction between planning permission and rate of build and address the recent land supply position by being realistic about the rate of delivery of challenging sites.
- G.21 The housing trajectory for the plan does not affect the planning approval for the total quantum of development at Bankside, Canalside or NW Bicester - it is commentary on likely delivery as a worst case baseline.
- G.22 In showing a flatter rate of delivery, we have the reassurance those levels of house building change according to market fluctuations and the strength of economy. As economic growth returns delivery will quicken and the conservative trajectory will change. The trajectory is not a static document, but represents a point in time and circumstances that we know will change.
- G.23 Growth is government by typography, ie where it is possible. Bicester is less constrained than Banbury and has opportunities for growth in most directions. Its landscape is less varied, almost flat (other than Graven Hill to the south) and more expansive. The town is bounded by a perimeter roads with outlying villages quite spaced out beyond. Banbury, however, almost sits in a topographical bowl created by valley slopes and ridgelines. The Cherwell Valley with north-south ridges lies to the east. There are ridge lines and slopes to the north and west, a gently sloping plateau bisected by the Sor Brook Valley to the south. Immediately to the east is the M40 and to the south the significant constraint of Salt Way - the historic trackway with the open aspect to Bloxham and Bodicote that is such an important feature of this area of the town. Banbury also has a more compact network of out-lying villages and more specific constraints beyond the built-up limits with nearby conservation areas, a registered park and landmarks such as Crouch Hill. Wherever growth is proposed there is a need for proportionality, for integration with existing communities and avoiding coalescence with villages nearby.
- G.24 Most of the housing sites included within this Local plan were previously contained in the February 2010 Draft Core Strategy document. However, in order to push up the delivery of housing as required by the NPPF, 3 new sites for housing growth are

proposed. These sites are Graven Hill, Bicester; Southam Road, Banbury and at the end of the Plan period, South East Bicester.

- G.25 See Annex D for the full list of proposed development sites. The principle of reserve sites has now been dropped with the full incorporation of North of Hanwell Fields at Banbury and South West Bicester Phase 2.
- G.26 The Plan identifies a number of strategic developments that will continue to take place after 2031 – South East Bicester and North West Bicester.

G.27 Providing Infrastructure, Protecting the Environment

- G.28 Delivering growth also means securing the infrastructure necessary to make the plan work and ensuring new communities integrate with existing ones, with the full range of services, leisure and green space. The Plan makes provision for a proposed Bicester south east relief road, which is critical to delivery of Bicester's growth. This includes on site infrastructure such as new schools, local centres and play space but also town-wide infrastructure such as green corridors and highway improvements.
- G.29 Town led growth enables us to promote the vitality of our urban areas, to actively manage growth to make full use of public transport, walking and cycling, to support the transition to a low carbon future and making effective use of previously developed land. In doing so it helps us protect the intrinsic character and beauty of the countryside, and to ensure that our villages have more appropriate levels of growth.
- G.30 The Plan seeks to manage growth in a way that protects the environment and our most important natural resources. It also seeks to achieve net gains in biodiversity and a leap forward in sustainable design.

G.31 Securing Positive Outcomes

- G.32 The positive outcomes for delivering growth are:

Community

- more jobs, more varied employment and training opportunities
- more homes, a wider choice of homes, affordable housing and housing that meets the need of an ageing population, community self-build over and above the set percentage for securing affordable housing
- more schools, local centres and community facilities
- improved town centres with more leisure and cultural facilities
- more public open space
- improved access to the countryside

Movement

- A Bicester South East Relief road is in development as a result of the adoption by CDC of the concept version of the Bicester Masterplan in February 2012.
- Enhanced role for the Bicester Town and Banbury Railway Station and potential new rail links, together with opportunities, created by the East-West rail link.

- Examination of potential routes for a new inner relief road within Banbury to relieve Windsor Street and Banbury Cross Area. Improved connection to the rail station from Canal.
- Opportunities for highway improvements in accommodating growth.
- Opportunities for extended / improved bus services in accommodating growth and for extending cyclepaths.

Area Renewal

- The plan proposes to build thriving communities through support for targeted area renewal to assist improving the community fabric of the area and to help reduce social disadvantage, improve health and well-being, educational attainment and employment outcomes. This is aligned with the 'Brighter Future for Banbury' initiative and will focus on wards where there are significant levels of deprivation, commencing with the areas of western Banbury and Grimsbury to the east.

The Environment

- The plan covers development over a long period of time. It does not present jobs at the expense of the environment and the quality of what we build, hence policies ESD 1-5 being applied to all development sites.
- Green lung into Banbury and new Country Park in Banbury on part of the upper Cherwell floodplain, with managed habitat to the south of the town. Plan provides extensive support for new public open space.
- Extensive environmental policies to enhance biodiversity achieve sustainable design.
- Protecting the most cherished landscapes.

Conservation and coalescence

- To avoid coalescence with villages, green buffers will ensure the continued distinctiveness and separateness of villages and set a limit to urban growth during this plan period.
- Protection of the green belt against housing development.
- Ensuring conservation and heritage assets are protected and, where possible enhanced.
- Promoting good design to improve the built and historic environments of our towns and villages.

G.33 The full list of development policies which will apply to all development in Cherwell District are listed at Annex C. see Annex D for the full list of proposed development sites.

H. DELIVERING SUSTAINABLE ECONOMIC GROWTH AND COMMUNITIES

H.1 Neighbourhoods

H.2 All villages are entitled to prepare their own Neighbourhood Development Plan if they wish. Where villages pursue Neighbourhood Development Plans to adoption they will become part of the statutory Development Plan Document for the village. They will sit alongside the Local Plan in guiding planning applications. However all Neighbourhood Plans must be in conformity with the adopted Local Plan. Neighbourhood planning cannot stop development from taking place within a

community, as the Local Plan will still guide the distribution of housing and employment but it gives guidance to where, what type and the design.

H.3 Neighbourhood Plans will have an important role in tailoring the growth to the individual needs of our local communities.

H.4 Policy Lead and Active Delivery

H.5 A positive, proactive approach to delivery is required:

- A) to realise this Plan, a new focus will be required to how the Council delivers these critical developments. The new approach to site delivery and securing the wider economic and community gains from new development in the areas identified in the Local Plan requires a cross team, multidisciplinary, joined up approach to implementing the site proposals to ensure the economic and community gains are fully realised. For example, Canalside is a complex site that has major site assembly issues that will be taken forward by the Regeneration, Housing and Economic Development teams working in active collaboration with a developer.
- B) being active in our approach to working with developers to shape the development we want as a Council to secure. Moving towards taking a 'whole town approach' within the strategy for balanced development in the District as a whole. We will continue to work with Oxfordshire County Council, Town Councils and key stakeholders such as the MoD for Graven Hill and RAF Bicester.
- C) Securing this level of land release for economic development over two decades will require active promotion and support for companies to grow and inward investment. The forthcoming Action Plan for the Economic Development Strategy will set out proposals for active inward investment promotion of the two town and the District as a whole to show Cherwell is an 'investment ready District'.
- D) The aim is to secure a shift from a developer led approach to a Plan led approach where CDC secures the growth the District needs on terms acceptable to the local community.

I. DELIVERING INFRASTRUCTURE

I.1 Infrastructure requires growth to fund it. The proposed phasing of development seeks to ensure that key physical and social infrastructure is put in at the right time in such a way that it can unlock development in the right places.

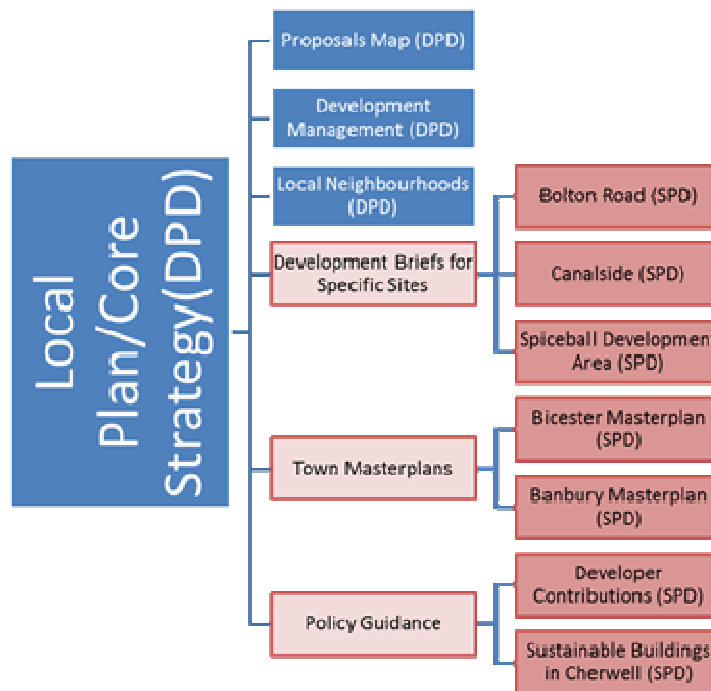
I.2 The completion of the Infrastructure Delivery Plan (IDP) will enable us to have confidence that critical infrastructure can be delivered and demonstrate that the Plan's development strategy is deliverable and that the necessary social, physical and green infrastructure can be provided to support the planned development. The Local Plan includes provision for a range of key infrastructure such as education, health and new strategic roads such as the SE Bicester relief road.

I.3 The IDP will identify costs attributable to the proposed levels of growth, requirements of each type of growth, and considers the viability of new infrastructure having regard to the phasing of development and possible funding opportunities.

- I.4 In addition to identifying specific requirements for the delivery of strategic sites, the Infrastructure Delivery Plan establishes a framework for the Community Infrastructure Levy (CIL) which will become effective from 2014. It identifies priorities for a charging schedule for CIL such as for the proposed relief road at Bicester and contributions to the provision of community facilities and green infrastructure.
- I.5 A summary of known infrastructure requirements is provided at Section D of the Plan. This will be revised as the IDP is finalised

J. THE LOCAL DEVELOPMENT SCHEME

- J.1 The Local Development Scheme sets out the programme and resources for completion of the Local Plan process and the preparation of supporting documents that develop the detail of the Plan (see separate CDC Executive agenda item). It has been reviewed to provide certainty to the public and the development industry. The preparation of a Local Neighbourhoods document will be particularly important in identifying suitable village sites for development and in ensuring those areas of the district that do not produce Neighbourhood Plans have the opportunity to be involved in place shaping.
- J.2 The documents referred to in the LDS are all required to sit within the policy framework set by Government Policy and the Local Plan. This is what is called the 'Chain of Conformity'. Each is required to help support and deliver the Local Plan's objectives.



- J.3 The full list of documents is as follows:
 - A Development Management DPD – to cover Development Control matters
 - A Local Neighbourhoods DPD – to cover the limited village growth & small urban sites (linking to those Neighbourhood Plans which emerge).
 - Bicester Masterplan SPD

- Banbury Masterplan SPD
- Bolton Road SPD
- Canalside SPD
- Spiceball Development Area SPD
- Developer Contributions SPD
- Sustainable Buildings in Cherwell SPD - to cover design and regulatory guidance matters

K. NEXT STEPS

- K.1 Despite the recent reforms of the planning system, this remains a lengthy process. This Local Plan Proposed Submission Draft is just a necessary and important first step.
- K.2 Following Executive consideration of the Proposed Submission Draft Plan there will be a period of public consultation. Unlike earlier stages of consultation this is a formal stage of the process and responses have to be set out in a particular way which will be set out in the consultation material.
- K.3 The consultation version of this draft Local Plan will be published in 'Limehouse' and include a number of additional maps and diagrams, though the substance of the text will not alter from that considered by the CDC Executive on 28 May 2012.
- K.4 Following the conclusion of the consultation, the plan will be refined and re-presented to Members for formal endorsement for submission to the Secretary of State.
- K.5 A date is yet to be set for the Examination, though preparations have begun and will continue.

Annex A - Guide to Soundness

Annex B - Proposed consultation arrangements

Annex C - List of development policies which will apply to all development in Cherwell District.

Annex D - List of proposed development sites.

Annex - A Guide To The Test of a 'Sound' Core Strategy (Based on Former PPS12, which while the PPS has been replaced by the NPPF illustrates the sort of tests to be met)

Does the Strategy address the following questions –

1. General

Does the Core Strategy set out:

- I. A vision which sets out how the area and the places within it should develop?
- II. Strategic objectives for the area focussing on the key issues to be addressed?
- III. A delivery strategy for achieving these objectives. Does the plan set out how much development is intended - where, when, and how it will be delivered?
- IV. Clear arrangements for managing and monitoring the delivery of the strategy?
Is the vision informed by an analysis of the area's characteristics and its constituent parts and the key issues and challenges facing them?
Does the vision conform with the RSS and related Sustainable Community Strategies?

Do the strategic objectives show a link between the high level vision and the detailed strategy?

Is the vision expanded into the key specific issues for the area which need to be addressed, and how that will be achieved within its timescale?

As a delivery strategy is central, does the strategy set out when, where and by whom these actions will take place?

Does the plan demonstrate that the agencies/partners necessary for its delivery have been involved in its preparation and the resources required have been considered and have a realistic prospect of being provided over its life?

2. Strategic Sites

Does the strategy allocate strategic sites for development? If so are they considered central to achievement of the strategy and is a submission proposals map included?

Does the core strategy avoid site specific detail which can date quickly?

3. Infrastructure

Is the strategy supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution?

Does the evidence cover who will provide the infrastructure and when?

Does the infrastructure planning for the core strategy include the specific infrastructure requirements of any strategic sites which are allocated in it?

4. Period of operation

Is the time horizon of the core strategy at least 15 years from date of adoption?

5. Consistency

Does the strategy repeat or reformulate national or regional policy which it should not?

Is the strategy consistent with national policy and in conformity with the RSS?

Does the plan use scarce resources to concentrate on tasks which only the core strategy can achieve, especially coordination of the development delivery and essential infrastructure?

6. Sustainable Community Strategy

Is the plan aligned and coordinated with Sustainable Community Strategies?

7. Justification of Core Strategies

Does the plan show it is justified by demonstrating it is

- I. founded on a robust and credible evidence base?
- II. the most appropriate strategy considered against reasonable alternatives?

8. The Evidence base

- I. Participation. Is there evidence of the views of the local community and others who have a stake in the future of the area being considered?
- II. Research/ fact finding. Is there evidence that the choices made by the plan are backed up by the background facts?

Is the evidence gathered proportionate to the job being undertaken by the plan, relevant to the place in question and as up-to-date as practical having regard to what may have changed since the evidence was collected?

9. Alternatives

Does the plan demonstrate it is the most appropriate option when considered against reasonable alternatives? Have reasonable alternatives been evaluated?

10. Sustainability Appraisal

Has a "sustainability appraisal" required by S19(5) of the Planning and Compulsory Purchase Act 2004 of the economic, social and environmental sustainability of the plan...(incorporating)...the requirements of the European Directive on Strategic Environmental Assessment been undertaken?

Has the Sustainability Appraisal been used to provide a sound evidence base for the plan, formed an integrated part of the plan preparation process, and informed the evaluation of alternatives?

11. Effectiveness

Does the plan show it is effective by being

- I. Deliverable?
- II. Flexible? and
- III. Being able to be monitored?

12. Deliverability

Does the strategy show how the vision, objectives and strategy for the area will be delivered and by whom, and when?

Does it make it clear how the infrastructure needed will be provided and show how the plan is consistent with plans and strategies for adjoining areas?

Is the evidence based on sound infrastructure delivery planning?

Does the plan ensure there are not regulatory or national policy barriers to its delivery, such as threats to protected wildlife sites, landscapes or sites of historic or cultural importance?
Does the plan ensure that partners essential to its delivery such as landowners and developers are signed up to it? Who will implement different elements of the strategy and when will this happen?
Is the plan coherent with core strategies prepared by neighbouring authorities, where cross boundary issues are relevant?

13. Flexibility

Does the plan demonstrate effectiveness by showing it can deal with changing circumstances? The plan considers a long time frame (15 years) in which issues in its context will evolve, does it show how it will handle contingencies?

14. Monitoring

Does the plan have clear arrangements for monitoring and reporting results to the public and civic leaders in the area? As monitoring is essential for an effective strategy and is the basis on which the contingency plans in the strategy would be triggered, does the strategy contain targets and outcomes to assist this process?

Annex B: Proposed Submission Consultation

We will ensure that the consultation on the Local Plan is in accordance with legislation and with the Councils adopted Statement of Community Involvement

Consultation Period:

- Statutory 6 week period (end June – August)

Consultation Material

- Draft Local Plan
- Representations Form
- A Guide to Making Representations – Statutory period

Methods of Engagement

Notifications

All of the following will be notified at the start of the consultation:

- All Town and Parish Councils within the District
- All Neighbouring authorities
- All those that are registered on our database (Specific and General consultation bodies)
- Advert in Banbury Guardian/Oxford Times/Banbury Advertiser

Availability

All documents will be available to view:

- Online at www.cherwell.gov.uk
- All Council Offices and LinkPoints
- All Libraries across the District

We will also undertake additional methods to ensure we effectively engage with our communities to those set out above. We will advertise our consultation activities on our website as and when we have them confirmed.

Representations will fall under two main areas, legal compliance or soundness

- If making representations on how we prepared the Local Plan then the issue will be one of legal compliance.
- If it is about the actual content of the strategy, then this relates to 'soundness'.

Representations must

- Be submitted via our consultation system or on the proper form; and,
- Be submitted before the closing date.

Annex C - List of development policies for Cherwell District.

Theme One: Policies for Developing a Sustainable Local Economy

- Policy SLE1: Employment Development
- Policy SLE2: Securing Dynamic Town Centres
- Policy SLE3: Supporting Tourism Growth
- Policy SLE4: Improved Transport and Connections
- Policy SLE5: High Speed Rail 2 - London to Birmingham

Theme Two: Policies for Building Sustainable Communities

- Policy BSC1: District Wide Housing Distribution
- Policy BSC2: The Effective and Efficient Use of Land – Brownfield land and Housing Density
- Policy BSC3: Affordable Housing
- Policy BSC4: Housing Mix
- Policy BSC 5: Area Renewal
- Policy BSC6: Travelling Communities
- Policy BSC7: Meeting Education Needs
- Policy BSC 8: Securing Health and Well-Being
- Policy BSC 9: Public Services and Utilities
- Policy BSC10: Open Space, Outdoor Sport and Recreation Provision
- Policy BSC11: Local Standards of Provision- Outdoor Recreation
- Policy BSC12: Indoor Sport, Recreation and Community Facilities

Theme Three: Policies for Ensuring Sustainable Development

Climate Change

- Policy ESD1: Mitigating and Adapting to Climate Change
- Policy ESD2: Energy Hierarchy
- Policy ESD3: Sustainable Construction
- Policy ESD4: Decentralised Energy Systems
- Policy ESD5: Renewable Energy
- Policy ESD6: Sustainable Flood Risk Management
- Policy ESD7: Sustainable Drainage Systems (SuDS)

Our Core Assets

- Policy ESD8: Water Resources
- Policy ESD9: Protection of the Oxford Meadows SAC
- Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD11: Conservation Target Areas
- Policy ESD12: Cotswolds Area of Outstanding Natural Beauty (AONB)
- Policy ESD13: Local Landscape Protection and Enhancement
- Policy ESD14: Oxford Green Belt
- Policy ESD15: Green Boundaries to Growth
- Policy ESD16: The Character of the Built Environment
- Policy ESD17: The Oxford Canal
- Policy ESD18: Green Infrastructure

Annex D – List of proposed development sites.

Bicester

- Bicester 1 - North West Bicester Eco-Town
- Bicester 2 - Graven Hill
- Bicester 3 - South West Bicester Phase 2
- Bicester 4 - Bicester Business Park
- Bicester 5 - Strengthening Bicester Town Centre
- Bicester 6 - Bure Place Town Centre Redevelopment Phase 2
- Bicester 7 - Meeting the Need for Open Space, Sport and Recreation
- Bicester 8 – RAF Bicester
- Bicester 9 – Burial Site in Bicester
- Bicester 10 - Bicester Gateway
- Bicester 11 – North East Bicester Business Park
- Bicester 12 - East Bicester

Banbury

- Banbury 1 - Banbury Canalside
- Banbury 2 - Hardwick Farm, Southam Road (East and West)
- Banbury 3 - West of Bretch Hill
- Banbury 4 - Bankside Phase 2 (Links to Banbury 12)
- Banbury 5 - North of Hanwell Fields
- Banbury 6 – Employment Land West of M40
- Banbury 7 - Strengthening Banbury Town Centre
- Banbury 8 - Land at Bolton Road
- Banbury 9 - Spiceball Development Area
- Banbury 10 - Bretch Hill Regeneration Area
- Banbury 11 - Meeting the Need for Open Space, Sport and Recreation
- Banbury 12 - Land for the Relocation of Banbury United FC
- Banbury 13 – Burial Site Provision in Banbury
- Banbury 14 – Banbury Country Park

Kidlington

- Kidlington 1 – Langford Lane Technology Park
- Kidlington 2 - Supporting Kidlington Village Centre

Our Villages and Rural Areas

- Policy for Villages 1 – Village Categorisation
- Policy for Villages 2 - Distributing Growth across the Rural Areas
- Policy for Villages 3 - Rural Exception Sites
- Policy for Villages 4 - Meeting the Need for Open Space, Sport and Recreation
- Policy for Villages 5 – Upper Heyford