Draft Core Strategy

Core Strategy

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Executive Summary

(To be prepared prior to consultation)

1 Introduction

1.1   This is the Draft Core Strategy for Cherwell District. It is an important document for the Council as it will set out broadly how the district will grow and change over the period to 2026. The purpose of preparing this draft Core Strategy is twofold. Firstly, it will allow you to see and understand why, where and how the Council is proposing that Cherwell will grow over the next 16 years. Secondly, it will allow you to comment on these draft proposals.

What is the Core Strategy?

1.2   A Core Strategy is a document which sets the long term spatial vision for a local authority area and contains both objectives and policies to help deliver that vision.

1.3   Previously, local authorities prepared "local plans" to guide where development would take place. In 2004, new legislation required authorities to begin to replace local plans with a new series of planning policy documents, to be known collectively as the "Local Development Framework" (LDF). Two key principles behind the LDF are that, firstly, it contains a number of documents, and secondly that the local planning authority can determine (within limits) which documents it prepares and in which order to reflect local circumstances and priorities.

1.4   The most important document within the LDF is the Core Strategy, and the Government has made it a priority that all local authorities prepare core strategies. As its name suggests, the Core Strategy must set out the general planning strategy for the district and contain a limited number of core policies. The Core Strategy is not intended to replace the Local Plan in terms of its length and level of detail. As and when more detailed policies are required and can be justified, the Council can prepare these separately, however they should take the Core Strategy as their starting point.

1.5   For Cherwell District Council, this is the first Core Strategy that we have prepared. It covers the period up to 31 December 2026, and the reasons for this are set out in the "planning context" section below.

The planning context for the Core Strategy

1.6   Although Cherwell District Council is the planning authority for Cherwell District, there is a framework of legislation, national planning guidance and regional planning policy within which we must operate. The planning context for Cherwell District over the period to 2026 is heavily influenced by this context.

1.7   One of the most important elements of this planning context is regional planning policy. This is set out in the Regional Spatial Strategy (RSS). The RSS sets the broad framework of policies for the whole South East region and, like the Core Strategy, is itself subject to public involvement and independent examination. Importantly, it identifies how much new housing should be provided within each authority over the period that it covers. All plans which we prepare within our LDF in Cherwell are required to conform with the RSS.

1.8   The current RSS for the South East of England is called the South East Plan. This was issued in May 2009 and covers the period from April 2006 to March 2026. This Core Strategy is required to plan for at least a 15 year period from the date it is adopted by the Council (scheduled for the end of 2011). For this reason, this Strategy covers the period 1 April 2006 to 31 December 2026.

The structure of the Core Strategy

1.9   This Core Strategy has been structured as follows.

Section A: Cherwell District

1.10   This section looks at the district as a whole and sets the context for the rest of the document. It includes the following:-

- A **vision and spatial strategy** for Cherwell District up to 2026.
- A series of **key objectives** which will set out how this vision and strategy are to be realised.
- A series of draft **planning policies** which come from these objectives.

Section B: Cherwell's places

1.11   This section looks in detail at different parts of the district and sets out objectives and policies for these areas. This will include allocations of sites that the Council considers to be of strategic importance to delivering our overall development strategy for the district. This section looks in turn at:-

- Bicester
- Banbury
- Our villages and rural areas

Section C: Delivering the Core Strategy

1.12   This section considers how the Core Strategy will be delivered. What key infrastructure will be needed to support our communities over the next few years?   How can we ensure that the infrastructure needed to support new development can be properly provided?

Section D: Monitoring the Core Strategy

1.13   We need to make sure that we have proper systems in place to measure our success in achieving the objectives we have set in the Core Strategy. This section will show how we propose to monitor this.

What work has been done on the Core Strategy to date?

1.14   Producing our Core Strategy has involved various stages of preparation and consultation, beginning in early 2006. A number of documents have been produced, and these, together with other technical and background reports, have been referenced in appendix 2.

1.15   The emerging strategic issues for the Core Strategy to focus on, and the options regarding how to tackle them, were presented in an Issues and Options Paper published for consultation between February and April 2006 (Appendix 2). The Issues and Options Paper was accompanied by an Initial Sustainability Appraisal Report, a Housing Technical Paper, and a Spatial Report (Appendix 2).

1.16   Consultees listed in the Council's Statement of Community Involvement (Appendix 2), and other respondents to preliminary LDF correspondence, were invited to comment on the document. Representations received during this consultation can be viewed online or at the Council's Bodicote House offices.

1.17   We supplemented this early consultation with regular workshops held with Parish Councils, other expert organisations, and agents/developers. The regular workshops with Parish Councils introduced Parishes to the Core Strategy, and provided a forum to explore potential policy approaches (initially focusing on village policy and the settlement hierarchy, and then issues such as employment and tourism, affordable housing, design, and village boundaries). Stakeholder workshops were also

undertaken to inform the Sustainability Appraisal – to 'test' certain options, making use of the local knowledge of experts and organisations in environmental, social and economic fields. Workshops were also held specifically on the 'Directions of Growth' – identifying the locations for development. Separate workshops were held for Parish Councils, 'experts' and agents/developers.

1.18   The evidence gained through these consultation exercises was intended to inform the next 'Preferred Options' stage. This would set out the Council's preferred approach, and would again be subject to consultation.   However the Regulations guiding the production of the LDF were amended in June 2008 and a specific 'Preferred Options' stage was removed.

1.19   The new Regulations and accompanying guidance instead focused on more continuous consultation and evidence gathering throughout the generation and consideration of options, to ensure that options pursued in the Core Strategy are capable of being delivered. The Core Strategy should be based on evaluation of the 'reasonable alternatives' and should be the most appropriate plan when considered against these alternatives (PPS12, para 4.38). The new guidance emphasised the collection of a robust evidence base, which should be relevant to local characteristics and as up to date as practical.

1.20   Recognising the need for a thorough evidence base, and the importance of up to date stakeholder involvement, in Autumn 2008 we undertook further consultation on the Core Strategy and potential 'Options for Growth' for the district (consulting on broad areas around Banbury and Bicester that we considered to be 'reasonable alternatives' for growth, suitable for further investigation). This were identified based on consultations undertaken so far, and initial officer site assessments.

1.21   After this 'Options for Growth' consultation, focus turned to gathering further evidence on a range of issues as required by PPS12. We undertook or commissioned a number of in-depth technical studies to provide the evidence needed to ensure our Core Strategy is 'justified' (Appendix 2).

1.22   Since the 'Options for Growth' consultation, preparation of our Core Strategy has been significantly affected by the uncertainty surrounding the national Eco Towns programme. In April 2008, two locations in Cherwell were shortlisted for consideration as Eco Towns – Weston Otmoor and North West Bicester. In July 2009 we received confirmation in the Planning Policy Statement on Eco Towns that North West Bicester had been confirmed as an eco development location, with around 5,000 new homes to be provided.

1.23   The timescale for the Core Strategy has also been affected by the preparation and adoption of the Regional Spatial Strategy (RSS) – the regional policy framework to which Core Strategies must conform.   The RSS for the South East of England, the South East Plan, was not adopted until May 2009.

1.24   Now that we have confirmation of the growth at North West Bicester, adopted regional guidance, and a more detailed evidence base, we have been able to progress to this next stage of consultation on the Core Strategy.

The Core Strategy and Sustainable Community Strategy

1.25   The Core Strategy is not the only document being prepared to consider the issues facing communities in Cherwell district into the future. The 'Cherwell Sustainable Community Strategy' (SCS) has also been prepared as the top level guiding document for the Cherwell area. The SCS sets an overall strategic direction and long-term (until 2030) vision for the economic, social and environmental wellbeing of the area. It will determine future policies and plans and it will be used to influence future funding.

1.26   There are important differences between the Core Strategy and the SCS.

- Unlike the Core Strategy, the SCS is not prepared by the District Council but by the Cherwell Community Planning Partnership (Local Strategic Partnership) of which the Council is a member.
- The SCS considers a wide range of issues of importance to the community, many of which are not related to land-use planning. It therefore has a wider scope than the Core Strategy.
- The processes of preparing the two documents are different, however public engagement is central to both.

1.27   Nevertheless, it is important that the two documents are complementary. The SCS must recognise the growth and development that will take place in the district and consider the implications of this for Cherwell's communities. The Core Strategy in turn should seek, where possible, to address the wider needs and aspirations of communities as expressed in the SCS.

1.28   The Cherwell Community Planning Partnership published the draft SCS in July 2009, and carried out a public consultation on this document until October 2009. In November 2009, the Council supported a revised SCS "Our District, Our Future".

1.29   The Council and the Partnership worked closely in preparing of the SCS to ensure that these was a strong link between the two documents. This can be seen in several ways.

- Both the proposed spatial vision for the Core Strategy and its objectives draw from those prepared for the Draft SCS.
- The level of growth and development that is anticipated in the district as a direct consequence of the policies in the South East Plan are reflected in the SCS, in particular through the "Future Challenges" section of that document.
- The four key "ambitions" within the SCS reflect the challenges posed by this growth. Within each of these are contained objectives, many of which are reflected in the policies of the Core Strategy.

1.30   More information can be found on the Cherwell Sustainable Community Strategy can be found on our Online Consultation Portal.

Sustainability Appraisal

1.31   Sustainability Appraisal (SA) is required to be undertaken in the preparation of all Development Plan Documents. A draft SA report has been produced for public consultation to accompany the draft Core Strategy. The purpose of SA is to ensure that the Core Strategy proposes sustainable development. It has informed the objectives and draft polices of the Core Strategy. More information about SA is set out in the draft SA report.

What happens next?

1.32   The timetable setting out the next steps in preparing the Local Development Framework, including the Core Strategy, is shown in our updated Local Development Scheme approved by the Government Office in November 2009. The LDS document which explains the purpose of each of the LDF documents, and the accompanying timetable, are available to view online at http://www.cherwell.gov.uk/index.cfm?articleid=2856

1.33   Following the close of this consultation, the comments received will be used to inform the preparation of a final 'Proposed Submission' document. This will be consulted on before it is submitted to the Government for Examination by an independent Inspector. Following receipt of the inspector's report, we intend to formally adopt the Core Strategy.

1.34   The headline dates for the preparation of the Core Strategy are as follows:

September 2010 Publication of 'Proposed Submission' Core Strategy (regulation 27)

September - November 2010 Period for receiving representations on Core Strategy

November 2010 Preparation of submission document and any amendments to the sustainability report

December 2010 Submission of development plan document to Secretary of State and sustainability appraisal report

January - February 2011 Pre-examination consideration of representations

March 2011 Pre-examination meeting (subject to Planning Inspectorate)

May 2011 Examination period including commencement of the examination (subject to Planning Inspectorate)

September 2011 Receipt of the inspector's binding report (subject to Planning Inspectorate)

November 2011 Adoption and publication of document and revised proposals map

Public consultation arrangements

1.35   We are inviting comments on this document between 22 February and 19 April 2010. All comments received will be made available for the public to view.

Viewing the document

1.36   This document is available to view online at http://www.cherwell.gov.uk/index.cfm?articleid=1730

1.37   It is available to view at the following locations:

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA 8.45am (10.00am Wednesday) - 5.15pm Monday -Friday

Banbury Library, Marlborough Road, Banbury, OX16 5DB Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm

Neithrop Library, Community Centre, Woodgreen Avenue, Banbury OX16 0AT Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS Monday – Thursday 9am – 5pm, Friday 9am – 4pm

Bicester Library, Old Place Yard, Bicester OX26 6AU Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm

Mobile Library Services
Copies will be available on the North, Central and West Mobile Library Services.
For details of locations and times of the mobile library visit www.oxfordshire.gov.uk or phone 01865 810240

Banbury One Stop Shop, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW 8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester One Stop Shop, 38 Market Square, Bicester, Oxfordshire, OX26 6AL   8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington One Stop Shop, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB 8.45am (10am Wednesday) to 5.15pm Monday to Friday

1.38   Copies can be purchased from the Reception at the Bodicote House offices or by telephoning 01295 221883.

Commenting on the document

1.39   Comments can be made on the document online at http://consult.cherwell.gov.uk/portal/ where you can also view other comments made. You need to register to make comments - should you require any help with this please contact Jonathan Legg on 01295 227985 or email planning.policy@cherwell-dc.gov.uk

1.40   Comments can also be made by email to **planning.policy@cherwell-dc.gov.uk**

1.41   Comments can also be posted to:

Planning and Affordable Housing Policy
Planning, Housing and Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Further Information

1.42   For any further information about this consultation, or if you wish to be kept informed about future Local Development Framework consultations, please contact Charlotte Morbey, Community Engagement Officer on 01295 227970 or email
planning.policy@cherwell-dc.gov.uk

A Cherwell District

A.1   Cherwell is situated in north Oxfordshire at the northernmost point of the South East region. It lies between London and Birmingham, immediately north of Oxford and south of Warwick / Leamington Spa. The district shares boundaries with Oxford City, South Oxfordshire, Vale of White Horse, West Oxfordshire, Aylesbury Vale, South Northamptonshire and Stratford upon Avon district.

Figure 1 Location Plan
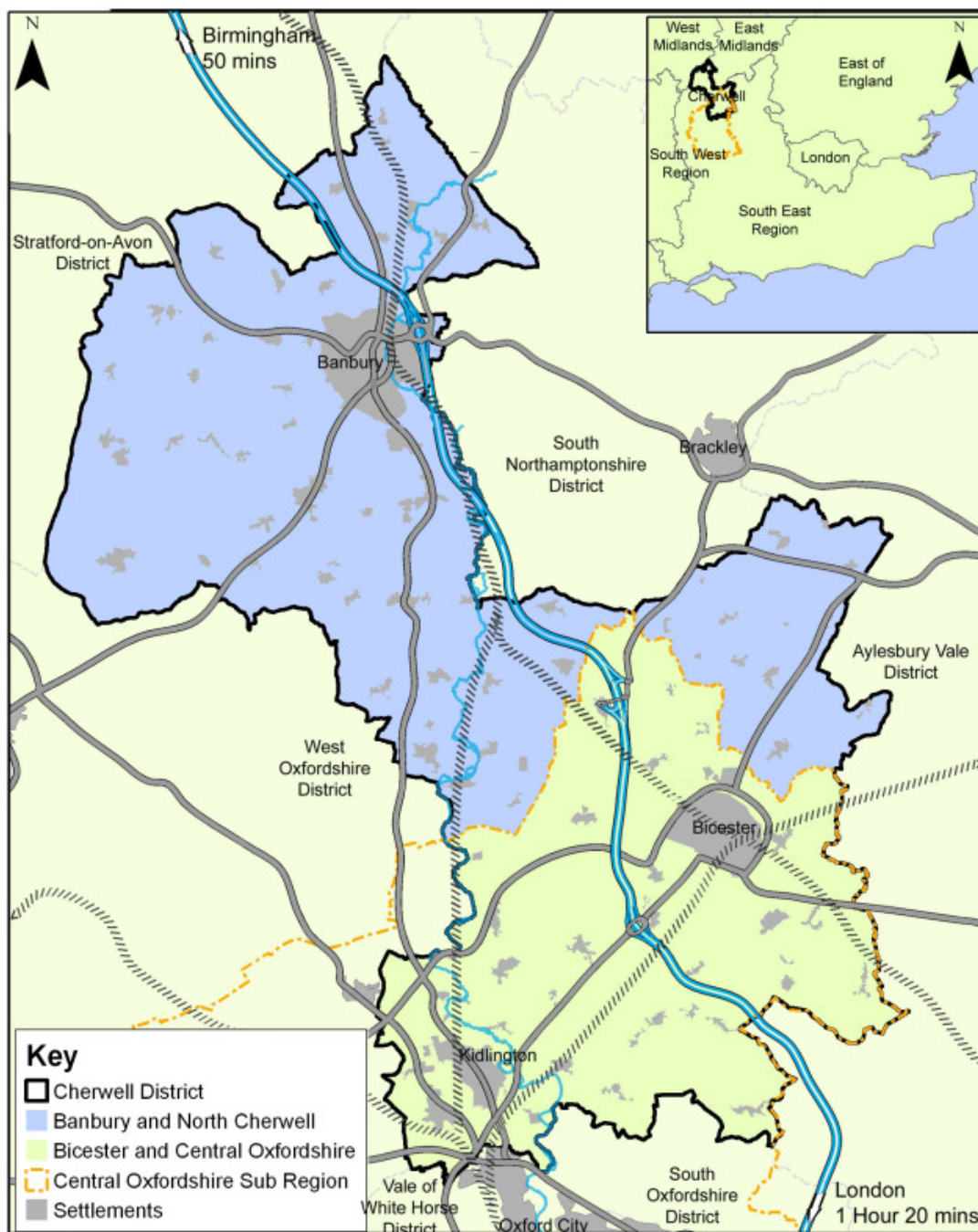
A.1 Cherwell Today

A.2 Cherwell is predominantly a rural district. It has two towns, Banbury in the north and Bicester in the south, and a third urban area at Kidlington, a very large village close to Oxford. The district has over 90 villages and hamlets.

A.3 Cherwell has an estimated population of 137,624 (2007) with 43,693 people living in Banbury (31.7%), 29,850 in Bicester (21.7%) and 15,437 in Kidlington (11.2%). The total urban population is 88,980 (64.7%) with 48,644 people (35.3%) living in rural areas. The district has a total of 57,309 dwellings, 13% of which are social or other public housing (2007).

A.4 The district's largest employment sectors are: distribution, hotels and restaurants, public administration and health, banking, finance and insurance, and manufacturing. Banbury is principally a manufacturing town and service centre whilst Bicester is a garrison and commuter town with a military logistics, storage and distribution and manufacturing base. Both towns feature as important economic locations in the Regional Spatial Strategy. Kidlington functions as a village service centre but has a larger, varied employment base benefiting from its proximity to Oxford, its location next to the strategic road network, and the location of Oxford Airport immediately to the north. Bicester and Kidlington lie within Oxford's sub-region. In rural areas, the function of villages as places to live and commute from has increased as the traditional rural economy has declined. However, the number of people employed in agriculture has increased significantly since 2000. Overall, unemployment has generally been low in Cherwell in recent times but has doubled during the economic downturn.

A.5 The M40 motorway passes through Cherwell close to Banbury and Bicester. There are direct rail links from Banbury and Bicester to London, Birmingham and Oxford. The rail link from Bicester to Oxford is planned for improvement as part of wider east-west rail objectives. The district has a clear social and economic relationship with Oxford and to a lesser extent with Northamptonshire. Banbury has its own rural hinterland and housing market area which extends into South Northamptonshire and less so into West Oxfordshire and Warwickshire. London has a significant commuting influence.

A.6 The character of Cherwell's built environment is diverse but distinctive. Banbury and Bicester have changed as a result of post-war expansion and economic growth brought about by the M40 but retain their market town origins. The district has a number of larger, well served villages but less mid-sized villages than is typical for the rest of Oxfordshire. In the north of the district, the predominant traditional building material is ironstone; in the south, limestone. Many villages have retained their traditional character. Cherwell has approximately 3000 listed buildings, an increasing number of conservation areas (presently 58), and a number of registered parks and gardens and historic battlefields. In some areas the MoD's presence has influenced the built environment.

A.7 Cherwell's natural environment is also varied. The River Cherwell and Oxford Canal run north-south through the district. There are Ironstone Downs in the north-west (a small proportion of which is within the Cotswolds Area of Outstanding Natural Beauty in the north west of the district), the Ploughley Limestone Plateau in the east and the Clay Vale of Otmoor in the south. Part of the Oxford Meadows Special Area of Conservation lies north of the boundary with Oxford City and the district has a large number of designated wildlife sites, Sites of Special Scientific Interest and other designated areas of natural interest. Approximately 14% of the district lies within the Oxford Green Belt to the south which surrounds the urban area of Kidlington.

A.8 Development in the district has been led by waves of urban expansion to Banbury and Bicester as part of a countywide approach to focus growth on Oxford and its satellite country towns. An urban extension to the north of Banbury of over 1000 homes was completed in 2008/09. Urban extensions producing some 1600 homes at Bicester were completed in 2004/05. Average housing completions

from 1996 to 2009 were 604 per annum, 38% of which were in Banbury, 31% in Bicester and 31% elsewhere. Banbury's town centre benefited from redevelopment in the 1990s and is regionally important. Improvements to Bicester town centre have been permitted to provide much needed retail, leisure and community facilities and are due to be implemented in the near term.

A.9   Permissions are in place for further extensions to Banbury and Bicester of 1000 and 1600 homes respectively. Saved development plan policy allows for a new settlement of about 1000 homes (including about 300 existing) to be constructed between the two towns at former RAF Upper Heyford to achieve environmental and heritage benefits. Sustainably accommodating further housing and economic growth is the major challenge of this strategy.

A.2 Cherwell's Key Issues

A.10   The Core Strategy must establish a 'spatial' vision for Cherwell for the next 20 years. To inform this vision we have identified the key economic, community and environmental issues that need to be addressed.

A.11   In identifying these issues, we have reviewed national, regional and local strategies, policies, and priorities; we have examined information which helps us understand the 'health' of Cherwell's economy, its communities and its environment and which highlights its opportunities and constraints; we have commissioned or produced new evidence on key topic areas such as flood risk, affordable housing and transport; and, crucially, we have consulted. This process will continue until we produce our final strategy.

Economic Issues

A.12   Cherwell has been a relatively prosperous area with some areas of deprivation. It has had high levels of employment, high dependence on manufacturing, a relatively low skills and education base, and workplace earnings below the regional level. There remains a lack of diversity in the local economy, but between 1995 and 2006 the level of employment in manufacturing fell from 28.9% to 14.1% as growth in other sectors occurred, particularly in distribution, hotels and restaurants. High employment rates were maintained through this change but the recent economic downturn has begun to challenge this.

A.13   Cherwell's key economic issues are:

- pockets of multiple deprivation in the district
- an increase in the number of residents seeking Job Seeker Allowance and National Insurance Credits in 2008/09 as a result of economic downturn - a faster increase than other Oxfordshire districts (Living in Cherwell, 2009)
- the average weekly wage is lower than the South East average
- relatively large numbers of people in Cherwell are without qualifications and basic skills; the level of education and training needs to improve
- insufficient diversity in the local economy
- overdependence on a declining number of manufacturing jobs
- the 'knowledge economy' needs to grow
- new employment sites are needed to meet modern business needs
- there is a need to make more efficient use of existing employment areas
- improving our urban centres and existing employment areas to retain and attract business
- there is a need to adapt to the changing rural economy and to provide more employment opportunities and suitable employment sites in rural areas
- the need to respond to a growing and ageing population: total population is expected to increase from 137,400 in 2006 to 169,900 in 2031 (a 24% increase); the population aged 75 and over is expected to grow by 110% (10,100 people)

Community Issues

A.14   The emerging Sustainable Community Strategy (SCS) states that communities within Cherwell are generally harmonious and healthy. People like where they live and have a strong allegiance to their town or village but are not necessarily attached to Cherwell as a whole. However, it emphasises that rapid population growth and development has diluted local identity and a sense of belonging.

A.15   The SCS highlights that support may particularly be needed by young people, older people, young families, people moving into the area from outside the UK and marginalised communities, for example people with disabilities or from black and minority ethnic backgrounds. It also points out that villages are being challenged by an erosion of the younger population, local employment and services. Housing is identified as a big concern for Cherwell, particularly the shortage of social / affordable housing. Concerns are also highlighted about secondary education, rural isolation and anti-social behaviour, especially in town centres.

A.16   Some of Cherwell's key economic issues are also wider community issues: the need to address multiple deprivation, relatively large numbers of people without qualifications and basic skills; and the need to respond to a growing and ageing population.

A.17   Cherwell's other key community issues are:

- ensuring that the needs of a diverse Cherwell population are met, for example Cherwell has a relatively large Indian and Pakistani population compared to other rural districts in Oxfordshire
- a lack of affordable housing and the need to increase the proportion of the housing stock that comprises social housing
- the need to make market housing more affordable - Cherwell is the most affordable district for housing in Oxfordshire, but in 2008 median house prices were still over 8 times median earnings
- the need to provide more housing for newly forming households in rural areas
- the Council has been successful in the prevention of homelessness but it remains important to ensure an adequate supply of new housing for vulnerable households
- the need to meet the requirements of, at present, a relatively young population, particularly those aged 0 to 15 in urban areas
- child well-being in Cherwell which is well below the other rural districts in Oxfordshire
- Cherwell has the highest number of adults between 18 and 64 with a serious physical disability compared to the rest of Oxfordshire (current total of 2,014 in 2008 rising to 2,193 by 2020). There are a further 7,108 people with moderate disabilities
- the need to improve educational attainment
- the level of adult obesity is above the levels in other Oxfordshire districts
- the percentage of Cherwell residents participating in sport and active recreation is below other rural Oxfordshire districts but above regional and national averages
- the need to consider the implications of depopulation in Kidlington (a fall of 1.8% between 2001 and 2007)
- the need to protect and enhance the identity of Cherwell's towns and villages, to maintain or create a sense of belonging and improve social cohesion

Environmental Issues

A.18   Like many areas in the South East, Cherwell has seen rapid post-war development. In terms of population, Banbury is over twice the size it was in 1951. Bicester is seven times the size. The construction of the M40 motorway through the district in the early 1990s had an enormous impact on the economic attraction of Cherwell and on relieving traffic congestion, but has also brought negative change in terms of the amount of traffic that travels through the district and with regard to the impact on the landscape and on air quality.

A.19   A relatively high level of growth is expected to continue in Cherwell and places great pressure on Cherwell's natural resources, on maintaining the quality of its built and natural environment, on maintaining and enhancing its biodiversity, and on ensuring that Cherwell is an attractive place to live and work. The challenges are particularly acute in the south of the district due to the economic and transportation influences of Oxford. Climate change and the need to manage resources such as water and waste more responsibly compound these long-standing existing environmental challenges and are creating new issues such as the need to reduce carbon dioxide emissions.

A.20   Cherwell's key environmental issues are:

- West Oxfordshire and Cherwell households have the lowest access to natural greenspace across the whole of the South East; 72% of households meet none of the Accessible Green Space requirements - a reflection of the low number of country parks and areas of common land in the district; there is a need to provide more accessible areas
- there is a need to maximise the opportunities to significantly cut carbon emissions - although compared to other 'significant rural' districts, Cherwell has lower domestic carbon dioxide emissions per person, it has higher overall emissions per person due to more emissions from industrial and commercial activity
- there is a need to maximise opportunities for the use of renewable energy and for using resources such as energy and water more efficiently
- there is a need to reduce dependence on travel by car and to manage traffic congestion - between 1981 and 2001 the number of cars in Cherwell increased by over 34,700 (97%), over double the growth in households (46%); residents in our rural areas are particularly dependent on their cars and congestion hotspots include junction 9 of the M40, on the A34, in the centres of Banbury, Bicester and Kidlington at peak times and in villages with schools. Commuters in Cherwell travel relatively long distances to work
- Cherwell is ranked very poorly on a national measure of geographical accessibility of services
- water resources in Cherwell are limited and demand from new housing development may need to be met from outside the Cherwell catchment area
- Cherwell's rivers have been consistently assessed as poorer in chemical quality than rivers in other districts in Oxfordshire
- there is need to secure implementation of the Banbury Flood Alleviation Scheme and direct development generally so that the risk of flooding is minimised
- there is a need for a leap forward in sustainable design and construction in Cherwell
- Cherwell's biodiversity needs to be protected and enhanced and capable of adapting to a changing climate. There is need to support the management of existing woodlands and wildlife sites and to identify new wildlife sites. The reduction in nesting and roosting sites is a particular concern.
- there is a need to improve the the built up environments of our urban areas, to ensure that new development maintains or increases distinctiveness and improves the functioning of our town and villages.

A.3 Cherwell in 2026? Our Vision and Strategy

A.21   A key role for the Core Strategy is to set out the strategy for how Cherwell District will develop over the period to 2026. This strategy needs to be a "spatial strategy" – setting out how much the district will grow, broadly where this growth will take place and how the growth will be delivered.

A.22   Underpinning this strategy is a vision for our District. We need to understand what we want Cherwell District to be like in 2026. What values and principles will shape our planning decisions? This vision should be distinctive to our local area, and it must be realistic and achievable. Importantly, it should relate to other vision statements made by Cherwell District Council and others. Local people need to be confident that the various public bodies responsible for planning the future growth of the district have the same overall vision for Cherwell District.

Cherwell in 2026 - Our Vision

A.23   The purpose of a vision statement is to set out an image of the future that we are seeking to create. What type of place do we want Cherwell District to be in 2026? What values and principles should underpin our Local Development Framework?

A.24   In defining our vision statement, we are mindful that other vision statements have already been prepared by other bodies, and our statement must draw on these as appropriate. These are:-

- The vision for the South East of England contained in the South East Plan
- The Vision for Oxfordshire 2030, prepared by the Oxfordshire Partnership
- The vision for Cherwell District contained in the Sustainable Community Strategy and prepared by the Cherwell Community Planning Partnership
- The draft vision for the LDF contained in the Issues & Options paper in 2006.

A.25   In the light of these, our suggested vision for Cherwell District for the Local Development Framework is as follows:-

Our Vision for Cherwell District

By 2026, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer. For this to happen:-

- We will cherish, protect and enhance our **distinctive natural** and **built environment.** Cherwell will maintain its rural character where its landscapes, its vast range of natural and built heritage and its market towns define its distinctiveness.
- We will protect our **natural resources**, embracing environmental technologies and adapting our behaviour to meet the global challenge of climate change. We will promote the use of alternative energy sources and reduce the impact of development on the natural environment.
- We will foster an **economy** that is vibrant and diverse with good transport links and sound infrastructure, supported by excellent educational facilities. Our economy will have grown to provide employment for our increasing population and reduce the need for our residents to travel outside the district for work.
- We will maintain and improve the **vitality of our urban centres** as accessible economic, cultural and social hubs, offering improved leisure and shopping facilities as well as a diverse and vibrant evening economy.
- We will have faced the **challenges of a growing and an ageing population** and made sure that the settlements of Banbury, Bicester and Kidlington, along with the rural areas will offer a high quality of life through the development of sustainable communities which meet the needs of all sections of the population.
- We will ensure that Cherwell can offer its communities a range and choice of **good quality, affordable housing**.
- We will ensure that by careful and timely investment in our **social and physical infrastructure**, people have convenient access to health, education, open space and recreational activities when they need it.
- We will have **reduced dependency on the private motor car** by improving road, rail and public transport links and providing increased access to services and facilities to cater for the needs of the District. In particular, we will focus on measures aimed at managing road congestion, improving public transport and improving access to town centres and other shops and services.
- We will support a sustainable **rural economy** that is not reliant entirely on agriculture. Our villages will be "lived in" as well as "slept in".

A Spatial Strategy for Cherwell District

A.26 Having identified a vision for Cherwell District to 2026, we now need to set out the strategy for achieving this. As this document will be making decisions about the direction and nature of development, the strategy needs to be a spatial strategy.

The Spatial Strategy for Cherwell District

Our spatial strategy for Cherwell District as follows:-

- Most of the growth in the district will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester.
    - Bicester will continue to grow in accordance with its status as a main location for development within the Central Oxfordshire sub-region in the South East Plan. A key component and direction of Bicester's growth will be the eco-development at North West Bicester. This will ultimately provide 5,000 new homes and 5,000 new jobs, many of which will be delivered during this plan period.
    - Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a small market town in the South East Plan.
- Away from the two towns, the major single location for growth will be at the former RAF Upper Heyford base which will deliver approximately 1,000 homes in accordance with the policy of the former Oxfordshire Structure Plan.
- Growth at Kidlington will be supported where this continues to meet the local needs, however will be constrained by the Green Belt which surrounds the village.
- Growth across the rest of the district will be much more limited and will focus on meeting local community and business needs. It will be directed towards the larger and more sustainable villages within the district which offer a wider range of services and are well connected to major urban areas, particularly by public transport.
- Development in the open countryside will be strictly controlled. In the south of the district, the existing Green Belt will be maintained. In the north west of the district, the small area lying within the Cotswolds Area of Outstanding Natural Beauty will similarly be protected.

A.27 In order to show how we will deliver the above spatial vision and strategy for the district up to 2026, a number of strategic objectives have been identified. These are considered in the next section.

A.4 How do we Get There? Our Strategic Objectives

A.28   To achieve the vision we have set out and to address the key issues that Cherwell faces, we have established a clear set of objectives for the economy, for our communities and for the environment. These objectives steer our policy making for the district as a whole as well as our visions for our urban and rural areas.

A.29   Our economic, community and environmental objectives are introduced below within the context of other strategies such as those for economic development, the environment and climate change, together with the emerging Sustainable Community Strategy.

Economic Objectives

A.30   Our Economic Development Strategy (2007-2011) notes the need for Cherwell's economy to be more outward looking and for inward investment that will bring diversity and help the district to be resilient to future economic conditions. It highlights a need for new development sites and the redevelopment of existing sites so that they remain relevant to modern business. It also sees Cherwell strengthening its technical capacity, building on established high profile areas such as motor sport engineering and with bio-technology becoming a more significant wealth generator, particularly in the south of the district. The need to respond to the changing rural economy with less emphasis on agricultural production is also recognised. The economic downturn has made it even more important to build on existing strengths, to create new opportunities and to seek further diversification of the local economy.

A.31   The emerging Sustainable Community Strategy emphasises the need to develop a diverse and resilient industrial base and an appropriately skilled workforce. It highlights the importance of supporting people in gaining the skills and flexibility to access local jobs and of attracting new businesses into the area which, in turn, will encourage our younger population to stay or return. The Community Strategy seeks a resurgence in localism, support for local businesses, and appropriate evolution of villages to strengthen the farming economy and rural areas.

A.32   The following objectives have been identified to assist in meeting these aims and to address Cherwell's key economic issues:

> **Our Strategic Economic Objectives for Cherwell**
>
> SO 1. To facilitate economic growth and a more diverse local economy with an emphasis on attracting and developing higher technology industries
>
> SO 2. To support the diversification of Cherwell's rural economy
>
> SO 3. To help disadvantaged areas, improve the built environment and make Cherwell more attractive to business by supporting regeneration
>
> SO 4. To maintain and enhance the vitality, viability, distinctiveness and safety of Cherwell's urban centres.

Community Objectives

A.33   The community priorities of the emerging Sustainable Community Strategy include creating safe, strong and vibrant communities, reducing inequality and addressing deprivation and adapting to an ageing population. It aims for thriving communities where everyone, regardless of their personal

circumstances, feels safe in their homes and welcome in their neighbourhoods, where older people are able to live independently and where younger people have skills, opportunities and high aspirations.

A.34   The following objectives have been identified to assist in meeting these aims and to address Cherwell's key community issues:

Our Strategic Community Objectives for Cherwell

SO 5. To accommodate new development so that it maintains or enhances the local identity of Cherwell's settlements and the functions they perform

SO 6. To meet the housing needs of all sections of Cherwell's communities, particularly the need to house an ageing population and to meet the identified needs of Gypsies and Travellers and Travelling Showpeople, in a way that creates sustainable, inclusive and mixed communitiesX

SO 7. To improve the affordability of housing in Cherwell and to provide social rented and intermediate housing to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes

SO 8. To improve the availability of housing to newly forming households in rural areas

SO 9. To seek a balance between economic growth, the development of new homes and the provision of sufficient, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation and other community needs.

Environmental Objectives

A.35   Cherwell's Environmental Strategy for a Changing Climate (2008) (Appendix 2) highlights the common need to improve energy efficiency, reduce carbon emissions, encourage the take-up of low carbon and renewable energy technologies, and reduce the need to travel and provide good access to public and other sustainable modes of transport. It notes the need to conserve water, to minimise flood risk, and to be resilient to the impacts of climate change. Minimising pollution, protecting and enhancing wildlife habitats, conserving cultural heritage and natural resources and minimising waste and maximising recycling are also highlighted as priority areas. These aims reflect the environmental objectives of the Sustainable Community Strategy.

A.36   The following objectives have been identified to assist in meeting these aims and to address Cherwell's key environmental issues:

Our Strategic Environmental Objectives for Cherwell

SO 10. To incorporate the principles of sustainable development in mitigating and adapting to climate change impacts including increasing resource efficiency, minimising carbon emissions, promoting decentralised and renewable or low carbon energy where appropriate and ensuring that the risk of flooding is not increased

SO 11. To focus development in Cherwell's sustainable locations, making efficient and effective use of land, conserving and enhancing the countryside and landscape and the setting of its towns and villages

SO 12. To reduce the dependency on the private car as a mode of travel, increase the attraction of and opportunities for travelling by public transport, cycle and on foot, and to ensure high standards of accessibility for people with impaired mobility

SO 13. To provide high quality, locally distinctive and well designed environments which increase the attractiveness of Cherwell's towns and villages as places to live and work and which contribute to the well-being of residents

SO 14. To protect and enhance the natural environment and Cherwell's core assets, maximising opportunities for improving biodiversity and minimising pollution in urban and rural areas.

A.5 Meeting our Objectives: Policies for Cherwell

A.37   To meet our district wide objectives we have established a set of proposed policies which would be used to guide development across the whole of Cherwell. Our policies for the district's urban and rural areas follow later in this document.

A.38   The guiding principle for the Core Strategy is the need to contribute to the achievement of sustainable development. We set out below our suggested policies for doing this, for managing development in the context of climate change and for protecting and enhancing our core assets.   Careful management of assets such as our biodiversity, landscape and natural and built resources is central to achieving a sustainable future for Cherwell.

A.39   We then set out our main policy for sustainably delivering our vision - the North West Bicester Eco-Development. This is followed by our other core policies for meeting the housing needs of our communities, for developing a sustainable local economy, and for meeting our infrastructure needs.
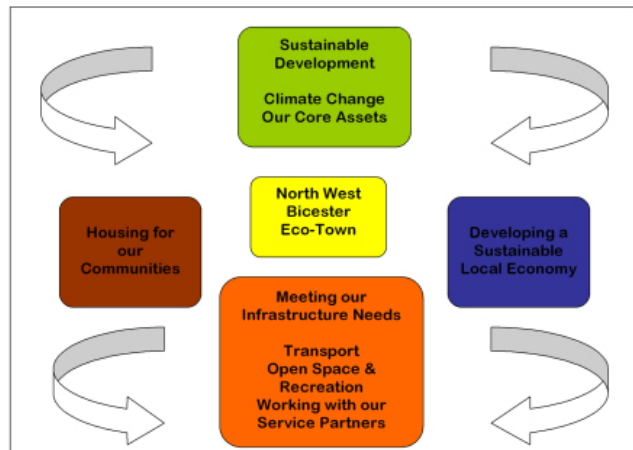
A.5.1 Policies for Sustainable Development

Climate Change and Sustainable Development

Climate Change

A.40 This Core Strategy is centred around delivering sustainable development. Issues of mitigation of, and adapting to, the impacts of climate change have been considered throughout the preparation of this Core Strategy and are inherent in many of the strategic objectives. Specifically, Strategic Objective 10 relates to climate change mitigation and adaptation (to reduce the intensity of climate change and to adapt to its effects) and this will be achieved through the following policy:

Policy SD 1

Mitigating and Adapting to Climate Change

Measures will be taken to reduce the impact of development in the district on climate change. At a strategic level, this will include:

- Distributing growth development to the most sustainable locations
- Delivering development that seeks to reduce the need to travel and which encourages walking, cycling and public transport
- Designing developments to reduce carbon emissions and use resources more efficiently
- Promoting the use of decentralised and renewable or low carbon energy where appropriate

In terms of adaptation:

- In identifying areas for development, the known physical and environmental constraints are to be considered including vulnerability or risks that could increase as a result of climate change
- Development will be expected to consider design approaches resilient to climate change impacts including the use of passive solar design approaches for heating and cooling, minimising the risk of flooding and making use of sustainable drainage methods, and reducing urban heat island effects (by the provision of open space and water, planting, and green roofs, for example)

A.41 Issues of climate change mitigation and adaptation are an important priority for the district and have been recognised in the corporate signing of the Nottingham Declaration,[i] the Sustainable Community Strategy[ii] and the Environmental Strategy.[iii]

A.42 Adaptation through design approaches will be considered in more locally specific detail in a Supplementary Planning Document to be produced as part of the Local Development Framework.

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i   More information is available at http://www.energysavingtrust.org.uk/nottingham
ii   Available at http://www.cherwell.gov.uk/index.cfm?articleid=1376
iii Available at http://www.cherwell.gov.uk/media/pdf/4/4/Environmental_Strategy.pdf

Energy Hierarchy

> ## Policy SD 2
>
> **Energy Hierarchy**
>
> We will seek to contribute to the regional targets for carbon emissions reductions as set out in South East Plan policies CC1 and CC2.
>
> We will promote an 'energy hierarchy' as follows:
>
> - Prioritise being LEAN - use less energy, in particular by the use of sustainable design and construction measures
> - Then CLEAN - supply energy efficiently and give priority to decentralised energy supply, and
> - Then GREEN - use renewable energy

A.43   We need to contribute to achieving the carbon emissions reductions for the region set out in the South East Plan. More information on projected carbon emissions for the district is contained in a Carbon Trajectories Tool produced by the South East England Partnership Board (SEEPB).[iv]

A.44   Whilst we need to promote renewable energy where appropriate (see Policy SD 3 below), it would be counter productive to encourage generation of renewable energy if energy is being wasted by inefficiency. As such Policy SD 2 expresses our support for an 'energy hierarchy'.[v]

A.45   The detailed application of the energy hierarchy in assessing proposals will be explained in a Supplementary Planning Document to be prepared as part of the Local Development Framework.

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iv   Available at http://www.southeast-ra.gov.uk/planning_development.html
v   As used in the London Plan (available to view at http://www.london.gov.uk/thelondonplan/index.jsp)

Renewable Energy Proposals

Policy SD 3

Assessing Renewable Energy Proposals

The Council supports renewable and low carbon energy developments in principle and the potential local environmental, economic and community benefits of renewable energy schemes (including the contribution to national and regional targets for carbon emissions reduction/renewable energy generation) will be a material consideration in determining planning applications.

In assessing planning applications, the South East Plan's 'Development Criteria' policy (NRM16) will be considered as well as the following issues which are of particular local significance in Cherwell:

- Impacts on landscape and biodiversity designations (with reference to the South East Plan policy NRM15 on AONB)
- Visual impacts on local landscapes
- Impacts on the historic environment
- Impacts on residential amenity
- Impacts on aviation activities
- Highways and access issues, and
- Impacts on the Green Belt

A.46   The Council will seek to contribute to the regional and sub regional renewable electricity targets set out in the South East Plan and the renewable electricity and heat targets contained in the UK Renewable Energy Strategy. As such we support renewable energy developments in principle, subject to Policy SD 3 above.

A.47   Local potential for small and large scale renewable energy generation is explored in our 'Renewable Energy and Sustainable Construction Study' (2009, see Appendix 2). Echoing the findings of the South East Plan, in terms of large scale generation, it recommends that biomass in particular will make a significant contribution in Cherwell to regional and sub regional generation targets. Based on local evidence available at the current time, opportunities for large scale wind generation are considered to be limited and uncertain, although there is potential for scattered single turbines or small clusters. In line with the UK Renewable Energy Strategy, the community ownership of wind schemes is to be encouraged.

A.48   We have not identified specific spatial opportunities for large scale renewable energy in this Core Strategy, primarily because very few opportunities have been identified and even these are subject to constraints which require further investigation. Further details are provided in our Renewable Energy and Sustainable Construction Study (Appendix 2).

A.49   Policy in relation to renewable energy generation in the AONB is set out in the South East Plan and is not covered further in this Core Strategy.

A.50   National planning policy does not rule out renewable energy development in the Green Belt but clearly such schemes will require careful consideration, particularly in terms of visual impacts on the openness of the Green Belt.

Combined Heat and Power and District Heating

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Policy SD 4

Combined Heat and Power and District Heating

Given the importance of the role of Combined Heat and Power (CHP)/District Heating (DH) in delivering renewable and low carbon energy in the District, we require that:

- All applications for non domestic developments above 1000m^2 floorspace include a feasibility assessment for CHP and DH, including consideration for biomass fuelled CHP
- All residential developments in off-gas areas for 50 dwellings or more include a feasibility assessment for biomass CHP and DH.

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A.51   Our 'Renewable Energy and Sustainable Construction Study' (Appendix 2) found that CHP and District Heating will have an important role in delivering renewable and low carbon energy in the district.

A.52   Briefly, Combined Heat and Power (CHP) networks are where the 'waste' heat produced when fuel is burnt to generate electricity is used, rather than lost. CHP can be fuelled by traditional non renewable sources, or by renewable sources such as biomass. CHP (or 'District Heating', where just heat is provided) represents a decentralised energy system - being connected to local customers via a private wire network - meaning that systems can be more efficient, avoiding losses over larger transmission and distribution networks.

A.53   We intend to provide more information on this in a Supplementary Planning Document to be produced as work on the LDF progresses.

Sustainable Construction

Policy SD 5

Sustainable Construction

We require that:

- All new homes will be required to meet Code Level 3 of the Code for Sustainable Homes with immediate effect, Code Level 4 from 2012 and Code Level 6 from 2016.
- On larger sites where Combined Heat and Power/District Heating schemes are feasible, Code Level 4 is required with immediate effect.
- All new non residential development over 1000m^2 is required to meet BREEAM 'Very Good' with immediate effect.

We expect all development proposals in the district (whether new build, conversion or refurbishment) to show how sustainable construction methods have been considered including, but not limited to:

- Minimising both energy demands and energy loss
- Maximising passive solar heating, lighting and natural ventilation
- Incorporating sustainable construction methods including the use of recycled and energy efficient materials
- Making adequate provision for the recycling of waste
- Making use of sustainable drainage methods, and
- Reducing urban heat island effects (by the provision of open space and water, planting, and green roofs, for example)

All development proposals should demonstrate consideration of resource efficiency (including water and energy) and the reduction of waste and pollution. The use of recycled construction materials is encouraged where appropriate.

These issues will be considered and illustrated in more local detail in a subsequent Supplementary Planning Document.

A.54 Policy SD 5 above intends to reduce carbon emissions from development in the District, as well as increase the generation of renewable energy. The detailed justification for using this policy, rather than a 'Merton Rule' style requirement for the onsite or 'embedded' provision of renewable energy within new developments, is contained in our Renewable Energy and Construction Study (2009, Appendix 2). We consider that carbon reductions can now be more easily and effectively achieved, and with wider sustainability benefits, through the use of a policy such as SD 5. Policy SD 5 can also help avoid duplicating requirements, since developments are likely to incorporate renewable energy to achieve sustainability standards.

A.55 There is much information already widely available regarding achieving and being assessed against the Code for Sustainable Homes and BREEAM standards.[vi]

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vi   See http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/codesustainable/ and http://www.breeam.org/

A.56   The targets in Policies SD 4 & 5 will be subject to monitoring and review to ensure they remain appropriate and relevant. For example, we anticipate a standard for non domestic buildings closely aligned to the Code for Sustainable Homes to be published by Government in the future and new national standards will need to be reflected in local policy. Standards will also be applied flexibly, for example where it can be demonstrated the targets cannot be met because of the particular character, location or scale of development; where the application of the policy would conflict with other policy objectives; or where it can be satisfactorily demonstrated that implementing the standards would not be financially viable and would undermine delivery of the development. We encourage discussion with the local planning authority in the early stages of any development proposal.

Sustainable Flood Risk Management

A.57   The risk of flooding from rivers and watercourses across the district is high, with large extensive floodplains a feature of our rural landscape. The district falls within three major river catchments. The River Cherwell forms part of the larger Thames catchment, which comprises about 80% of the district's total area covering much of the urban and rural development in the district. During flood conditions the River Cherwell also largely co-joins with the adjacent Oxford Canal. The Great Ouse catchment covers approximately 15% of the district's total area and the Warwickshire Avon catchment approximately 5%. Groundwater and sewer flooding have also occurred at various locations in the district. Flooding events are detailed in the Council's Level 1 Strategic Flood Risk Assessment (SFRA) and further information is also provided in the Council's Local Climate Impacts Profile (LCLIP) (Appendix 2).

A.58   Properties at risk of flooding are dispersed across the district but there are clusters of properties at risk of flooding (more than 100 properties) in Banbury and Kidlington. The SFRA also highlights that some rural settlements are potentially affected by fluvial flooding.

A.59   The Flood and Water Management Bill 2009-10 assigns local authorities with a responsibility for managing surface water flood risk. The probability of flooding can be reduced through the management of land, river systems and flood defences, and the impact reduced through influencing the type of development located in flood risk areas.

A.60   However, we do not consider that a local policy on sustainable flood risk management is necessary as it would duplicate the guidance in Planning Policy Statement 25: Development and Flood Risk (PPS25), its recently updated practice guidance, and South East Plan policy NRM4: Sustainable Flood Risk Management. The Council will manage and reduce flood risk in the district through using a sequential approach; locating vulnerable developments in areas at lower risk of flooding. We will only permit development in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding. In addition to safeguarding floodplains from development, we will seek opportunities to restore natural river flows and floodplains, increasing their amenity and biodiversity value.

A.61   The Council's Level 1 SFRA (see Appendix 2) provides the framework for applying the sequential and exception tests in the district. The SFRA identifies and maps the risk of flooding across the district based on a range of data and taking into account predicted climate change impacts, and is a useful source of information in undertaking site specific flood risk assessments. Site specific flood risk assessments will be required in accordance with PPS25 and the accompanying updated practice guidance.

A.62 We will work actively with the Environment Agency, other operating authorities and stakeholders to ensure that best use is made of their expertise and so that spatial planning supports existing flood risk management policies and plans, River Basin Management Plans and emergency planning in accordance with PPS25 and South East Plan policy NRM4.

Sustainable Drainage Systems (SuDS)

Policy SD 6

Sustainable Drainage Systems (SuDS)

The use of sustainable drainage systems (SuDS) for the management of surface water run off generated by developments will be encouraged.

Site specific Flood Risk Assessments should be used to determine how SuDS can be used on particular sites and to design appropriate systems.

A.63 Policy SD 6 above sets out the Council's encouragement for Sustainable Drainage Systems (SuDS). Potential flooding and pollution risks from surface water can be reduced by reducing the volume and rate of water entering the sewage system and watercourses. Managing drainage more sustainably in this way can ensure that developments are better adapted to the predicted impacts of climate change in the South East, which include more intense rainfall events. Policy SD6 is supported by the Flood and Water Management Bill 2009-10 which presumes that SuDS will be used for new developments and redevelopments in order to prevent surface water run off from overloading the sewer system, and sets out that national standards be published to address SuDS design, construction, operation and maintenance issues at a national level.

A.64 SuDS seek to manage surface water as close to its source as possible, mimicking surface water flows arising from the site prior to the proposed development. Typically this approach involves a move away from piped systems to softer engineering solutions. SuDS are considered to be suitable for use in association with developments across the district and site specific Flood Risk Assessments should be used to investigate how SuDS can be used on particular sites and to design appropriate systems.

A.65 In considering SuDS solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. Where possible, multiple benefits including for recreation and wildlife should be delivered. Proposals must include an agreement on the future management, maintenance and replacement of the drainage structures.

A.66 All relevant organisations should meet at an early stage to agree on the most appropriate drainage system for the particular development. These organisations may include the Local Authority, the Sewage Undertaker, Highways Authority, and the Environment Agency. SuDS will now be adopted by Oxfordshire County Council but must be located on the most appropriate land, both topographically and in terms of access for maintenance purposes.

A.67 Advice on SuDS and their various techniques is provided in the Council's Level 1 SFRA (August 2008) and the updated practice guidance accompanying PPS25. All areas of the district are suitable for SuDS in one form or another but the SFRA contains maps of a range of geological and ground condition data which can be used to identify the general permeability of the underlying ground conditions (bedrock, superficial deposits and soil) and the vulnerability of the groundwater resources

(aquifers), to determine which SuDS system might be suitable. However the SFRA's mapping of SuDS opportunity does not provide a detailed and definitive investigation at site specific level, and so Flood Risk Assessments should be used to further investigate SuDS opportunities on individual sites.

Our Core Assets

Protection and Enhancement of Biodiversity and the Natural Environment

A.68   Conserving biodiversity is an important element of sustainable development. Government guidance in PPS1[vii] indicates that in delivering sustainable development local authorities should enhance as well as protect biodiversity and natural habitats. This is also recognised as a key planning objective in the supplement to PPS1, "Planning and Climate Change",[viii] which recognises that the distribution of habitats and species will be affected by climate change.

A.69   Cherwell District contains many areas of high ecological value including sites of international and national importance, as outlined below. While the district is predominantly rural, its urban centres, parks and open spaces are just as much part of the local environment and provide important habitats for wildlife. The draft policies to protect and enhance the natural environment and biodiversity in urban and rural areas are set out below.

Sites of European Importance

A.70   Cherwell contains one site of European importance; part of Oxford Meadows Special Area of Conservation (SAC) located in the south west corner of the district (indicated on the Proposals Map). The SAC receives statutory protection under the Habitats Directive (Directive 92/42/EEC),[ix] transposed into national legislation in the Conservation (Natural Habitats, & c.) Regulations 1994 (the Habitats Regulations as amended).[x]

A.71   The proposals in this document have been informed by a Habitats Regulations Assessment undertaken in accordance with Regulation 48 of the Habitats Regulations. The HRA was carried out to determine whether the proposals in the Core Strategy Options for Growth paper were likely, either alone or in combination with other plans and projects, to have a significant effect upon European sites. A copy of the assessment is available on the Council's website (see Appendix 2).

A.72   Appropriate measures as recommended by the HRA have been incorporated to avoid or minimise the effect of the plan proposals on the SAC in relation to water quality, natural groundwater flow, air quality and recreational use. A revised HRA will be undertaken to accompany the submission Core Strategy to ensure that the plan proposals will not result in adverse effects on the SAC.

A.73   However, as the proposals in the Core Strategy are strategic by nature, as more detailed proposals are developed in the Delivery Development Plan Document that document will also be the subject of a Habitats Regulations Assessment. Similarly, if a proposed development submitted as a planning application could have a likely significant effect on Oxford Meadows SAC then further consideration and assessment would need to be made at the development control stage. The developer will be required to provide the Council with a thorough Habitats Regulations Assessment of the potential effects of the development on the SAC, to enable the Council to determine whether the development would result in significant adverse effects on the integrity of the site.

vii   http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement1
viii   http://www.communities.gov.uk/publications/planningandbuilding/ppsclimatechange
ix   http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm
x   http://www.opsi.gov.uk/si/si1994/uksi_19942716_en_1.htm

A.74 Any development that is unable to demonstrate that it would not have a significant adverse effect upon the integrity of a European site, having taken account of proposed mitigation, will be refused. This is in accordance with the precautionary principle enshrined in the Habitats Regulations. Where there are imperative reasons of over-riding public interest and the Council is unable to conclude no adverse effect on the integrity of the SAC, the authority will notify the Secretary of State and allow them to call in the application for determination. In these situations compensatory measures to protect the European site must be put in place.

A.75 One of the recommendations arising from the HRA was the need to ensure groundwater flows and water quality at the SAC are not affected by development. The following policy will be used to ensure that this is the case.

Policy SD 7

Protection of the Oxford Meadows SAC through Maintenance of Groundwater Flows and Water Quality

Developers will be required to demonstrate that:

- during construction of the development there will be no adverse effects on the water quality of any adjacent or nearby watercourse;
- during operation of the development any run-off of water into adjacent or surrounding watercourses will meet Environmental Quality Standards (and where necessary oil interceptors, silt traps and Sustainable Drainage Systems will be included);
- new development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity and quality.

A.76 The Oxford Meadows SAC has been designated for European protection due to the lowland hay meadow habitats it supports. The site includes vegetation communities that are considered to be potentially unique in the world (due to the influence of long-term grazing and hay-cutting). The site has been traditionally managed for several centuries and so exhibits good conservation of structure and function. It is also designated as a European site as it supports creeping marshwort - one of only two known sites in the UK that support this plant species. The River Thames flows through the centre of the site and the hydrological regime makes an important contribution to the integrity of the site in supporting these habitats and species.

A.77 The HRA identified two potential significant impacts relating to water and water quality:

- The SAC receives groundwater supplies from the River Cherwell and the River Thames (and their catchments). Alteration to adjacent rivers or obstruction of natural groundwater flows may alter the flooding regime of the SAC and lead to a degradation of the internationally important habitats and biodiversity that it supports. However the current groundwater recharge could be maintained using Sustainable Drainage Systems, including porous surfacing, which maintain infiltration of groundwater without exacerbating flood risk (see Policy SD 6).
- If new development is situated next to watercourses that flow into the River Thames upstream of the SAC, it is possible that there could be a decrease in water quality flowing through the SAC during the construction and the operation of development. This could potentially alter or prevent the nutrient enrichment of the habitats and species that the SAC supports, leading to degradation or loss.

A.78 Policy SD 7 above aims to prevent any obstruction of groundwater flows and to preserve water quality, in order to maintain the stability of the hydrological regime within the SAC and therefore its integrity as a site of international importance.

A.79 With regards to policy on wider water quality in the district, the Council will make use of the relevant policies in the South East Plan - NRM1: Sustainable Water Resources and Groundwater and NRM2: Water Quality to avoid repetition.

Biodiversity Policy

A.80 The general policy approach to biodiversity and the natural environment is set out below.

Policy SD 8

Protection and Enhancement of Biodiversity and the Natural Environment

Protection and enhancement of biodiversity and the natural environment will be achieved by the following:

- In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources.
- Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity.
- Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity.
- Development proposals will be expected to incorporate features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity.
- A biodiversity survey and report will be required to accompany planning applications which may affect a site of known or potential ecological value.
- Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action Plan targets and/or meeting the aims of Conservation Target Areas. Developments for which these are the principal aims will be viewed favourably.

A.81 Sites of national importance comprise Sites of Special Scientific Interest (SSSIs) which are not the subject of additional international designations, and National Nature Reserves. Cherwell District has 18 SSSIs (which will be shown on the Proposals Map at the submission stage), but does not contain any National Nature Reserves.

A.82 Sites of regional/local importance comprise Regionally Important Geological Sites (RIGs), Local Nature Reserves (LNRs), non-statutory nature reserves and other sites of importance for nature conservation including Local Wildlife Sites (formerly known as County Wildlife Sites), ancient woodland and UK Biodiversity Action Plan (BAP) Priority Habitats (habitats of principle importance for the conservation of biodiversity under Section 41 of the NERC Act).[xi] Cherwell contains 14 RIGs, 2

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xi http://www.opsi.gov.uk/acts/acts2006/pdf/ukpga_20060016_en.pdf

LNRs, 83 Local Wildlife sites, 14 proposed LWSs and 10 proposed LWS extensions (as of October 2009). The sites will be indicated on the Proposals Map at the submission stage, but it must be acknowledged that the number and location of sites changes over time as surveys and re-surveys take place. Sites of regional/local importance also include the habitats of those species of principal importance for biodiversity (as identified in Section 41 of the NERC Act).[xii]

A.83   It is not just designated sites that are of importance to the biodiversity resource of the district. Landscape features such as hedgerows, woods, trees, rivers and riverbanks, ponds and floodplains can be of importance both in urban and rural areas, and often form wildlife corridors and stepping stones. Similarly it is not just greenfield sites that can be of value; previously developed land can also make an important contribution to biodiversity. It is important that any features of value are identified early in the planning process so that adequate measures can be taken to secure their protection. Developers will be expected to incorporate and enhance such features within a site wherever possible and adequate measures should be taken to protect them from damage during construction. Networks of habitats will be protected from development and where possible strengthened by it in accordance with government advice in PPS9.

A.84   A biodiversity survey and report will be required to accompany planning applications which may affect a site of known biodiversity value, or the biodiversity/natural environment of the local area. A biodiversity survey and report will also be required where it is likely that previously unrecorded biodiversity interest may be present which could be affected by the development. Surveys should include consideration of the site's value as a wildlife corridor and the contribution it makes to ecological networks. In addition to identifying biodiversity impacts, biodiversity surveys and reports should identify opportunities to deliver biodiversity enhancements.

A.85   There are a number of features which can be incorporated into developments to encourage biodiversity including green roofs and walls, SUDs, using native and locally characteristic species in landscaping schemes, using landscaping to link up existing areas supporting biodiversity, and including features such as bird and bat boxes.

A.86   A monitoring and management plan should be drawn up for biodiversity features on site to ensure their long term suitable management.

A.87   Consideration will be given to the introduction of a tariff based approach to securing biodiversity improvement through development. Further information on the use of planning obligations to secure contributions from development towards biodiversity improvement will be contained in the Planning Obligations Supplementary Planning Document.

Conservation Target Areas

A.88   Conservation Target Areas have been identified to focus work to restore biodiversity at a landscape scale through the maintenance, restoration and creation of UK BAP priority habitats, and they therefore have a major role to play in achieving Strategic Objective 14. Addressing habitat fragmentation through the linking of sites to form strategic ecological networks can help species adapt to the impact of climate change, and therefore Conservation Target Areas can also contribute to the achievement of Strategic Objective 10. Conservation Target Areas represent the areas of greatest opportunity for strategic biodiversity improvement in the District and as such development will be expected to contribute to the achievement of the aims of the target areas through avoiding habitat fragmentation and enhancing biodiversity.

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xii   http://www.opsi.gov.uk/acts/acts2006/pdf/ukpga_20060016_en.pdf

Policy SD 9

Conservation Target Areas (Proposals Map 13)

Where development is proposed within or adjacent to a Conservation Target Area biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a Conservation Target Area being achieved will not be permitted. Where there is potential for development, planning conditions or obligations will be used to secure biodiversity enhancement to help achieve the aims of the Conservation Target Area.

A.89   Ten Conservation Target Areas lie wholly or partly within Cherwell District. The boundaries of the Conservation Target Areas are indicated on the key diagram (Map 13)**,** and will be added to the Proposals Maps at the submission Core Strategy stage. General targets for maintenance, restoration and creation of habitats have been set for each area, to be achieved through a combination of biodiversity project work undertaken by a range of organisations, agri-environment schemes and biodiversity enhancements secured in association with development. These targets are in the process of being made more specific in terms of the amount of each habitat type to be secured within each Conservation Target Area. Habitat improvement within each area will contribute towards achieving County targets, which in turn will contribute towards regional biodiversity targets set out in the South East Plan. A lead partner has been appointed for several of the Conservation Target Areas to co-ordinate action.

A.90   Biodiversity enhancements sought in association with development could include the restoration or maintenance of habitats through appropriate management, new habitat creation to link fragmented habitats, or a financial contribution towards biodiversity initiatives in the Conservation Target Area. More detail will be set out in the Planning Obligations SPD. This will include consideration of a tariff based approach to biodiversity enhancement within the CTAs to enable development throughout the district to contribute to the areas with the greatest opportunity for strategic biodiversity improvement.

Landscape

Cotswolds Area of Oustanding Natural Beauty (AONB)

A.91   Cherwell contains one area of national landscape importance - the Cotswolds Area of Outstanding Natural Beauty (AONBs). National designations including AONBs are to be prioritised for landscape protection as set out in national and regional planning guidance.

Policy SD 10

Cotswolds Area of Outstanding Natural Beauty (AONB) (Proposals Map 13)

The Council will seek to protect the Cotswolds AONB from potentially damaging and inappropriate development. The Cotswolds AONB Management Plan will be used as supplementary guidance in decision making relevant to the AONB.

A.92   Only a small part of Cherwell District, around the village of Epwell, is included in the Cotswolds AONB, as shown on the Proposals Map. The area of AONB straddles the boundary of Sibford and Wroxton wards.

A.93　The South East Plan states that in considering proposals for development in AONBs, the emphasis should be on small-scale proposals that are sustainably located and designed. Proposals which support the economies and social well being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aim of conserving and enhancing natural beauty.

A.94　The Cotswolds AONB Management Plan was prepared by the Cotwolds AONB Board and was adopted by the Council for use as supplementary guidance under the provisions of paragraph 6.3 of PPS12 in July 2009. The main principles are that development within the AONB will:

- be compatible with the distinctive character of the location as described by the relevant landscape character assessment, strategy and guidelines
- incorporate designs and landscaping consistent with the above, respecting the local settlement pattern and building style
- be designed to respect local building styles and materials
- incorporate appropriate sustainability elements and designs
- maintain or improve the existing level of tranquillity
- not have an adverse impact on the local community amenities and services and access to these
- protect, or where possible enhance, biodiversity
- be in accordance with a more sustainable pattern of development, reducing dependence on car travel

A.95　Only development which supports the local economy, improves access to local services, and increases the opportunity for people to live and work in their local community will be promoted in RSSs and LDFs, unless required for some clearly identified national interest.

Local Landscape Protection and Enhancement

A.96　The Cherwell Local Plan 1996 identified areas of Area of High Landscape Value - land of particular environmental quality - where the Council would seek to conserve and enhance the environment. In accordance with the shift in national and regional guidance, the Vision and Objectives for this Core Strategy seek to conserve and enhance the countryside and landscape character of the whole district, and so specific local designations are not proposed. This will be reflected in amendments to the Proposals Map to accompany the submission Core Strategy. Policy SD 11 below seeks to conserve and enhance the distinctive and highly valued local character of the entire district.

Policy SD 11

Local Landscape Protection and Enhancement

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside
- Cause undue harm to important natural landscape features and topography
- Be inconsistent with local character
- Harm the setting of settlements, buildings, structures or other landmark features, or
- Harm the historic value of the landscape

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS).

A.97   Opportunities for landscape enhancement can be provided by land in the Council's ownership, land in association with new development and on other land through the use of negotiation.

A.98   The relationship between the district's towns and the adjoining countryside and the avoidance of an abrupt transition from built development to open farmland requires special attention to landscaping of existing and proposed development. This interface is important in determining the impact the urban area has on the character of the countryside. Where new development will extend the built up limits of the town the Council will seek, where appropriate, enhancement of existing hedgerows and woodlands and new areas of woodland planting and hedgerows to be implemented as part of the development to ensure the satisfactory transition between town and country. These considerations can equally be applied where extensions to villages are required. Detailed policies for the proposed strategic sites to be included in the submission Core Strategy will refer to the requirement for landscape mitigation.

A.99   In order to understand the local landscape character of Cherwell a Landscape Assessment was undertaken in 1995. The findings of this assessment informed the Non Statutory Cherwell Local Plan policy and the Countryside Design Summary Supplementary Planning Guidance. These documents identified four distinct character areas - the 'Cherwell Valley', 'Ironstone Downs', 'Ploughley Limestone Plateau' and 'Clay Vale of Otmoor'. The guidance states how development can complement the most important aspects of the character of that part of the District. More recently the Oxfordshire Wildlife and Landscape Study (OWLS) looked in detail at the landscape types across the district as well as the biodiversity resource. It identifies the 'forces for change' in a particular location and includes landscape/biodiversity strategies which set guidelines for how developments can contribute towards landscape character.

A.100   One of the most important elements of the landscape which can add to the character and identity of an area are natural landscape features. Such features include Muswell Hill, Crouch Hill, Madmarston Hill, the River Cherwell and Otmoor, which all make those areas distinct and create a sense of place. Many form local landmarks valued by the local communities. The following features and characteristics around Banbury and Bicester are of particular value:**(xiii)**

- The open and agricultural setting and identity of the outlying villages surrounding Banbury and Bicester
- The setting of the Grade II* Registered Park at Wroxton Abbey with its obelisk and arch, and Broughton Castle and Grade II Registered Park
- Crouch Hill: an important landmark overlooking Banbury and the surrounding area
- The landscape to the east of the motorway at Banbury which retains a distinct historic pattern
- The setting of the Salt Way is a significant constraint and there are long views to the south of Banbury and the Sor Brook Valley
- The setting of the Oxford Canal and River Cherwell corridor
- Specific features at Bicester noted for their value include those showing notable 'time depth' including RAF Bicester, Wretchwick deserted medieval village, Bignell Park and the roman roads.

A.101   The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the Council.

A.102   In order for development to conserve and enhance the character of the countryside, the Council will carefully control the type, scale and design of development, including the materials used, taking into account the advice contained in the Council's Countryside Design Summary SPD and the OWLS.

A.103   In addition to this policy, many villages have conservation areas and within or adjacent to them, special attention will be given to the preservation or enhancement of their character and appearance under Policy SD 15.

Oxford Green Belt

> ## Policy SD 12
>
> ### Oxford Green Belt (Proposals Map 13)
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> The Oxford Green Belt boundaries within Cherwell district will be maintained in accordance with South East Plan policies SP5 and CO4.
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> Development proposals within the Green Belt will be assessed in accordance with government guidance contained in Planning Policy Guidance 2: Green Belts.
>
> Small scale local review of the Green Belt boundary will only be undertaken where exceptional circumstances can be demonstrated.

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xiii   Identified in the Council's Landscape Character and Sensitivity Assessment, 2009 (Appendix 2)

A.104 Part of the district falls within the Oxford Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness (PPG2, para 1.4). The Oxford Green Belt was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area. Similarly, the character of Oxford in a rural setting cannot be maintained without the protection of the spatial relationship of Oxford with nearby settlements and the maintenance of the character of the intervening countryside.

A.105 The outer boundaries of the Oxford Green Belt were approved in 1975 and the inner boundaries within Cherwell have been carried forward since the Central Oxfordshire Local Plan of 1992. The general extent of the Oxford Green Belt is shown in the South East Plan Diagram COX1 and the Core Strategy Key Diagram. A number of villages are washed over by the Green Belt and the villages of Kidlington, Yarnton and Begroke (east) are surrounded by the Green Belt but excluded from it. The villages of Bletchingdon, Merton, Murcott and Weston on the Green lie partly within and partly outside the Green Belt. The boundaries of the Green Belt will be indicated in more detail in the Delivery DPD.

A.106 The South East Plan (Policy CO4) does not identify a need for strategic review of the boundaries but states that selective review should take place to the south of Oxford. It states that if the initial area of search to the south of Oxford does not prove a suitable candidate for review, a wider review across the area (form and extent to be agreed with GOSE) could take place. The Council is aware that a legal challenge to this section of the South East Plan has been issued on the grounds that proper environmental assessment of the proposals and reasonable alternatives had not taken place. At the current time it is not known whether the challenge will be successful and for the time being, the South East Plan - including the policies that have been challenged - remains in force.

A.107 South East Plan Policy SP5 refers to the potential for smaller scale local reviews of Green Belt boundaries. At the current time it is not considered that the 'exceptional circumstances' required by PPG2 exist to justify a small scale review. Exceptional local housing needs, if demonstrated, may be met through the release of rural exception sites as part of the development control process. Work is currently ongoing to identify local employment needs and the current position may need to be reviewed prior to the submission Core Strategy.

A.108 Government guidance allows for the identification of major developed sites in the Green Belt, and the adopted Cherwell Local Plan and Non-Statutory Cherwell Local Plan identifies such sites within Cherwell's part of the Oxford Green Belt. Major developed sites will be specifically identified in the Delivery DPD where appropriate.

The Built Environment

A.109 Cherwell District is composed of four landscape character areas, which each display distinct, settlement patterns, building materials and styles of vernacular architecture to create a rural environment that is strongly locally distinctive. Each of the three urban areas also displays its own unique character.

A.110 The following features contribute to the distinctive character, appearance and high quality environment of Cherwell District.

- Over 3,000 listed buildings and many others of local architectural and historical interest.
- Currently 58 Conservation Areas
- 55 Scheduled Ancient Monuments
- 5 Historic parks and gardens and a Historic Battlefield
- Three urban centres - Banbury, Bicester and Kidlington – with quite distinct characters, retaining their medieval street patterns

- The Oxford Green Belt (see policy SD 12)
- The Cotswolds Area of Outstanding Natural Beauty in the north-west of the district (see policy SD 10)
- The district's waterways, in particular the River Cherwell and the Oxford Canal
- Sites of ecological importance including Special Areas for Conservation (see policy SD 7) and Sites of Special Scientific Interest (SSSIs)

A.111 The Council will wish to protect and enhance the special value of these features individually and the wider environment that they create. The strategic policies on landscape protection can be found under policy SD 11. It is also important, however, to provide a framework for considering the quality of built development and to ensure that we achieve locally distinctive design which reflects and respects the urban or rural landscape and built context within which it sits.

Policy SD 13

The Built Environment

New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. Where development is in the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design will be essential.

New development should:

- Respect local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting.
- Preserve and enhance designated historic assets, features, areas and their settings, and ensure new development is sensitively sited and integrated
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings
- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials and colour palette
- Demonstrate an holistic approach to the design of the public realm following the principles set out in The Manual For Streets
- Be compatible with up to date urban design and Secured By Design principles
- Incorporate energy efficient design, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies SD 1 - 5 on climate change and renewable energy)

The Council will provide more detailed design policies in the Delivery DPD.

Where the Council prepares site specific Supplementary Planning Documents (SPDs), generic SPDs on non-site specific issues and Informal Development Principles, applicants should have regard to these when drawing up design proposals for these sites.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application.

For major sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and that co-ordinated high quality design is delivered throughout.

A.112   The appearance of new development and its relationship with its surrounding built and natural environment has a significant effect on the character and appearance of an area. Securing new development that can positively contribute to the character of its local environment is therefore of primary importance. The policy identifies a number of key issues that need to be addressed in the design of new development.

A.113   These issues are as relevant in urban areas as in rural locations and also in recent development as in historic areas.   In sensitive locations severe constraints may direct the design approach, but in many cases the Council will not wish to prescribe a specific design solution. Designs need to be

sensitive and complimentary to their surroundings but this does not require merely replicating existing styles and imitating architectural details; modern interpretation is possible if informed by a full contextual analysis

A.114   Our urban areas will see significant growth during the period of the Core Strategy, and will need to adapt and respond to these pressures both within existing boundaries and beyond, while retaining their unique character and heritage. A balance will need to be struck between making best use of land and respecting established urban character and creating new vibrant sustainable neighbourhoods. Applicants should also have regard to national guidance on design, including on public space, street design, public buildings, housing, work environments inclusive design, tall buildings and eco-towns, published by the Commission for Architecture and the Built Environment (CABE). English Heritage has also published much guidance on integration of development into the historic environment.

A.115   Our rural areas will need to accommodate new development which reinforces the locally distinctive character, by being sensitive in its location, scale and design, reflecting the traditional pattern of development within the settlement, balancing making best use of land with respect for the established character and respecting open features that make a positive contribution. Council publications, such as its Countryside Design Summary, which analyses settlement types, and Appraisals of its conservation areas, which analyse the special qualities and identify those features that make a positive contribution to the character of the place, will assist in understanding a settlement. National guidance includes Natural England's guidance on undertaking Village Design Statements.

A.116   The Oxford Canal is an iconic historic structure running the length of the District through the attractive valley of the River Cherwell, and is of historic, ecological and recreational significance, but is afforded little statutory protection. Works to existing structures should be sympathetic to the historic context and any new development should be sensitively sited and designed to ensure the special character is preserved or enhanced.

A.117   The Council encourages pre-application discussions to help identify significant issues associated with a site and to consider appropriate design solutions to these.

A.118   The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. CLG Circular 01/06[xiv] sets out the matters to be covered and further guidance can be found on the Council's website and in the CABE publication Design and Access Statements: How to read, write and use them[xv]

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xiv   http://www.communities.gov.uk/documents/planningandbuilding/pdf/144854.pdf
xv   http://www.cabe.org.uk/publications/design-and-access-statements.

A.5.2 Policies for the North West Bicester Eco-Development

NWB 1

Strategic Allocation 1: North West Bicester Eco-Development

An eco-development of 5,000 homes and jobs will be developed on land identified at North West Bicester in accordance with the standards set out in the Eco-towns Planning Policy Statement or any higher standards set out in the development plan. The Key Diagram (Appendix 7) and NW Bicester Proposals Map (Map 1) identify the location and the area within which the eco-town proposals will be delivered respectively. Eco-town proposals should ensure:

- The eco-town will be a net zero-carbon development as defined in the PPS
- Delivery of a high quality local environment taking into account climate change adaptation
- Homes should achieve Level 6 of the Code for Sustainable Homes
- Access to one employment opportunity for each new dwelling within easy reach by walking, cycling and/or public transport
- At least 50% of trips originating from the development to be made by means other than the car with potential to rise to 60%
- 40% of the total gross site area will be provided as green space of which half will be public open space.

The development will be designed as an exemplar sustainable community in terms of places of employment, schools, travel planning, promoting and supporting healthier lifestyles, provision of local services and sustainable use of resources. An eco-town master plan will be required to demonstrate how proposals will achieve the standards set out in the Eco-towns PPS. It will integrate with and complement the function and urban form of Bicester and not undermine Bicester town centre's role as the primary retail and service centre. It is expected that 3,000 new homes and associated infrastructure will be developed by March 2026 and 3200 by December 2026.

A.119 The South East Plan requires 13,400 homes to be developed in Cherwell from April 2006 to March 2026. A further 500 homes are required to take the Core Strategy to December 2026. Following the SE Plan's publication, the Government announced in the Eco-towns PPS that North West Bicester would be one of the first four national locations for the development of eco-towns. The Government has advised the Council that homes built as part of an eco-town by 2026 could be considered as part of Cherwell's South East Plan housing requirements. It is anticipated that 3,200 homes will be provided at NW Bicester within the plan period.

A.120 The site at North West Bicester was promoted by Cherwell district Council as an alternative to the Weston Otmoor eco-town proposal for 15,000 homes between Bicester and Oxford. A site of approximately 340 hectares to the northwest of the existing urban area at Howes Lane and Lords Lane, Bicester is identified on Proposals Map 1 and defines the area within which a development following eco-town principles and the standards in the supplement to PPS1 could be developed.

A.121 In promoting the NW Bicester eco-town a Concept Study was commissioned to assess the feasibility of an eco-development in that location. Given the Government's decision and information to support the proposal, an eco-development at North West Bicester is considered to be the most sustainable way of achieving major strategic development in Cherwell. It underpins the vision for the District and for Bicester and will assist in meeting the aims of the South East Plan's sub-regional strategy for Central Oxfordshire.

A.122 Five thousand new homes will be developed at North West Bicester as part of a phased delivery approach with up to 2,000 underway by 2016. However, not all of these will be developed during the period of the Core Strategy. A demonstration scheme and masterplanning is expected to be underway in 2010. The delivery of NW Bicester proposals is expected to be supported by Government funding following Cherwell District Council's bid for Eco-town growth funding. It will require innovative approaches to development including the use of technology. The eco-towns concept - more sustainable living in new communities - provides the opportunity to completely rethink how transport, employment, retail and other services are provided as well as providing new homes to exemplary standards. Biodiversity projects will be developed as part of the masterplanning process. Eco-towns provide the potential to test a wide range of innovative and emerging technologies due to their scale. The Ministerial Statement issued with the announcement of NW Bicester as an eco-town location provides details of the opportunities for pioneering development as part of the eco-town programme.

A.123 The Council will continue to work with central Government, the promoters of NW Bicester and other partners to ensure the delivery an exemplary eco-development that achieves the highest environmental standards.

A.5.3 Policies for housing our communities

A.124 Meeting housing needs is fundamental to securing a sustainable future for Cherwell. We need to provide a sufficient supply of housing to meet the needs of the whole of our communities, to improve affordability and widen opportunity, and to address the requirements of a growing and ageing population.

A.125 New housing needs to be provided so that it minimises environmental impact and the use of natural resources. It needs to be planned in a way that helps to reduce carbon emissions, reflects the functions of our settlements and protects or enhances the identity of our town and villages and the sense of belonging of our residents.

District Wide Housing Distribution

Policy H 1

Housing Distribution

Cherwell district will provide for 13,400 additional homes to be provided between 1 April 2006 and 31 March 2026 as follows:

Bicester	**5,500**
Rest of Central Oxfordshire	1,140
Bicester and Central Oxfordshire Total	6,640
Banbury	4,800
Rest of North Cherwell	1,960
Banbury and North Cherwell Total	6,760
Total for Cherwell district	**13,400**

A further 500 homes will be provided from 1 April 2026 to 31 December 2026

A.126 The South East Plan establishes the number of new homes that Cherwell needs to provide. It sets separate housing requirements for that part of Cherwell that lies within the 'Central Oxfordshire sub-region' around Oxford and for the rest of the district. The Central Oxfordshire area covers an area of south Cherwell including Bicester and Kidlington. We refer to this as the Bicester and Central Oxfordshire area (BCO) with the rest of Cherwell forming the Banbury and North Cherwell (BNC) area. Figure 1 shows the two areas.

A.127 The South East Plan provides for 6,400 homes to be provided in the Central Oxfordshire area, including 4,900 homes at Bicester, between 1 April 2006 and 31 March 2026. It provides for 7,000 homes to be provided in North Cherwell and it is implied that about 4,800 homes should be provided at Banbury. This means a total of 13,400 homes or 670 per year. As the Core Strategy must plan for at least 15 years of housing land supply from the date of the Strategy's adoption, the plan period will run to 31 December 2026. This means a further 500 dwellings need to be planned for.

A.128 Housing completions have already been recorded for 2006 to 2009 which lower the district's requirements. Additionally, Cherwell already has a supply of deliverable and developable housing sites which further reduces the district's remaining or residual requirements. Some additional housing potential has also been identified. The residual requirements may change as further work on site availability and suitability takes place before a final Core Strategy is prepared and additional housing completions are recorded. If any sites currently expected are not delivered then other land would need to be identified to make up any shortfall. Section D summarises the district's current housing land supply position.

A.129 The South East Plan and current residual requirements are set out in Table 1 below:

Table 1 Housing Requirements & Proposed Redistribution

	South East Plan Requirements 2006-2026	Residual Requirements 2009-2026	Effect of Proposed Redistribution 2006-2026	Residual Requirements 2009-2026
Bicester	4,900	2,389	5,500	2,989
Rest of Central Oxfordshire	1,500	753	1,140	393
Bicester and Central Oxfordshire Total	6,400	3,142	6,640	3,382
Banbury*	4,800	1,472	4,800	1,472
Rest of North Cherwell*	2,200	972	1,960	732
Banbury and North Cherwell Total	7,000	2,444	6,760	2,204
Cherwell Total	13,400	5,586	13,400	5,586
Extra 500 homes required to extend the plan period to 31 December 2026	13,900	6,086	13,900	6,086

* estimated split based on pages 434-435 of the South East Plan Panel Report.

A.130 Although the Council is required to plan to meet South East Plan housing requirements, it does have some limited flexibility in terms of how this is distributed. In considering how best to distribute development across the district, the Council has had particular regard to the following factors:

- the South East Plan seeks to focus development into urban areas in the first instance.[xvi]
- the South East Plan states that while a degree of flexibility is associated with the figures, local authorities must in the first instance seek to deliver their sub-regional allocations within their part of Central Oxfordshire
- the Council has confirmed its support to delivering an Eco-Development at North West Bicester (see policy NWB 1). Of the total development of 5,000 homes, it is estimated that 3,000 homes will be provided by 31 March 2026. This figure exceeds the current identified residual requirement for Bicester by about 600 homes, and this allows for some commensurate re-distribution elsewhere within the district.
- there is evidence of needs within Banbury for affordable housing and for open space, sport and recreation provision that can most successfully be addressed through new development. Also,

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xvi   Banbury is identified as having an "*important role as a small market town in supporting its wider hinterland*". Bicester is identified as a "*main location of development*" within the Central Oxfordshire sub-region.

Banbury is a significant source of previously-developed land and appropriate development here would help the Council make best and most efficient use of land.

- locating development in rural areas is generally less sustainable than focusing it in urban areas. There is a greater need to travel to employment, schools, shops and other services, and fewer public transport opportunities available than in urban areas. Furthermore, the overall level of growth proposed in the South East Plan for the rural areas would require significant development in some villages that would impact upon the character and appearance of these villages. Consequently, it is considered that development could be more sustainably accommodated in Cherwell's rural areas if the overall level of development were to be reduced.

- the capacity of the southern part of the rural area (that which falls within the Central Oxfordshire sub-region) has particular constraints acting on it. There are fewer villages in this area that are capable of sustainably accommodating a significant number of new homes, and a large area is protected by Green Belt policy (see policy SD 12). Furthermore, the sensitive ecology of the area (see policy SD 7) would suggest that a cautious approach should be taken towards development in this area.

A.131   Accordingly, this Draft Core Strategy proposes a development strategy which increases development at Bicester, maintains it at the level set out in the South East Plan in Banbury, and reduces it within the rural areas, particularly within in the Central Oxfordshire sub-region. The Council considers that this distribution responds to the particular opportunities that are presented by the eco-development at North West Bicester whilst at the same time according well with the principles in the South East Plan.

Ensuring Sustainable Housing Delivery

Policy H 2

Ensuring Sustainable Housing Delivery

Cherwell will meet its housing requirements by delivering allocated strategic development sites at Bicester and Banbury and by allocating development to sustainable rural locations. Housing development will otherwise only be allowed within the built-up limits of Banbury and Bicester and where proposals accord with village categorisation policy (Policy RA 1). Exceptions may be made where development is required to deliver other policies in the Core Strategy. In all cases, development which does not accord with the Core Strategy's vision, objectives and policies will not be supported.

Housing delivery will be monitored closely to ensure that housing requirements are being met. Remedial action will be taken if the rolling supply of deliverable housing land falls to an unacceptable level or if monitoring shows that total housing requirements are unlikely to be met.

A.132   In planning for 15 years of housing supply, we must ensure that the first five years comprise deliverable housing sites that are available, suitable and achievable. The following ten years of supply should, as far as possible, comprise specific developable sites i.e. sites in a suitable location and where there is a reasonable prospect that they are available for, and could be developed at the point envisaged. A five year rolling supply of deliverable housing land must be maintained throughout the plan period, bringing forward developable sites to 'top-up' as required.

A.133   The objective is to ensure a flexible, responsive supply. A steady supply of housing will help to avoid large peaks and troughs in the local market and in addressing issues of affordability and availability. Housing must also be delivered in a way that accords with Cherwell's vision, objectives and policies. This includes meeting targets for the development of previously developed land and protecting natural resources.

A.134   Our section on Cherwell's Places sets out how we intend to deliver 13,400 homes by 31 March 2026 and a further 500 by 31 December 2026. Our commitments to providing these homes and to ensuring that they are built in sustainable locations are contained in our sections on Cherwell's Places and below. More detail on managing housing supply is set out later in Section D.

Making Effective and Efficient Use of Land

> ## Policy H 3
>
> **Efficient and Sustainable Use of Land**
>
> Housing development in Cherwell will be expected to make efficient and sustainable use of land. At least 40% of new homes built between 1 April 2006 and 31 March 2026 will be constructed on previously developed land. The redevelopment of Banbury Canalside and the former RAF Upper Heyford airbase will be central to Cherwell's 'brownfield' land strategy.
>
> The priority will be the re-use of previously developed land within urban areas and within villages that have been identified as suitable places for additional residential development. Elsewhere the advantages of re-using previously developed land will be weighed against other sustainability considerations.
>
> The density of housing development will be expected to reflect the character and appearance of individual localities but new homes will not be provided at less than 30 dwellings per hectare.

A.135   Cherwell's countryside, landscape and green spaces are important natural resources in maintaining and improving biodiversity. They form the setting of our towns and villages, contribute to their identity and the well-being of Cherwell's communities, and provide recreation opportunities. The countryside remains an economically important agricultural resource.

A.136   It is important that 'greenfield' land is not developed unnecessarily and that we make effective and efficient use of all land. Managing the use of previously developed land is important in maintaining the appearance of our towns and villages and to the well-being of our communities. This means ensuring that land and buildings earmarked for development or already in use are not underused and that we make the most of vacant and derelict land and buildings.

A.137   The final Core Strategy will include a target for the development of previously developed land and a strategy and trajectory for the delivery of such brownfield sites. Cherwell has relatively modest amounts of underused previously developed land but there are two sites which will be central to the Council's brownfield strategy: the former RAF Upper Heyford airbase which has now been granted planning permission on appeal for a new settlement of 1075 dwellings (gross) with associated works and facilities and the Canalside area at Banbury.

A.138   The amount of previously developed land that will be developed will be informed by completion of a Strategic Housing Land Availability Assessment and further work on employment land. Table 2 below summarises the current position excluding permissions for small sites (less than 10 dwellings):

Table 2 Current Expected Supply of Previously Developed and Greenfield Land

1 April 2006 to 31 March 2026	Previously Developed Land	Greenfield Land
Housing Completions 2006-2009	1165	569
Deliverable and Developable Sites	2263	3583
Other Identified Housing Potential	234	0
New Sites:		
Additional development at Banbury Canalside (1200 in total)	715	0
Other Previously Developed Sites	0	0
Other Greenfield Sites	0	4871
Total	4377	9023
Percentage	32.7%	67.3%

A.139   Although only 33% of new housing is presently expected to take place on previously developed land, unidentified small sites will have a significant effect on overall supply. It is therefore proposed to set a higher target that will help ensure that that small redevelopment and conversion opportunities are not lost and natural resources are not wasted.

Affordable Housing

Policy H 4

Affordable Housing Target

At least 3300 new affordable homes (net) will be provided in Cherwell between 2006 and 2026 (165 homes per year). 2500 of these will be provided at Bicester and Banbury. 800 will be provided elsewhere. Existing properties acquired by Registered Social Landlords will be considered as being additional to these targets.

Policy H 5

Affordable Housing Requirements

At Banbury and Bicester, all proposed developments that include 10 or more dwellings (gross), or which would be provided on sites suitable for 10 or more dwellings (gross), will be expected to provide at least 30% as affordable homes on site.

At Kidlington, all proposed developments that include 10 or more dwellings (gross), or which would be provided on sites suitable for 10 or more dwellings (gross), will be expected to provide at least 35% as affordable homes on site.

Elsewhere, all proposed developments that include 3 or more dwellings (gross), or which would be provided on sites suitable for 3 or more dwellings (gross), will be expected to provide at least 35% as affordable homes on site.

Explanation of whether or not sites are suitable for accommodating 10 or more dwellings in urban areas, or 3 or more in rural areas, will be expected to be included in applications for planning permission.

Where this policy would result in a requirement that part of an affordable home should be provided, a financial contribution of equivalent value will be required for that part only. Otherwise, financial contributions in lieu of on-site provision will only be acceptable in exceptional circumstances.

All qualifying developments will be expected to provide 70% of the affordable housing as social rented dwellings and 30% as other forms of intermediate affordable homes.

It is expected that these requirements will be met without the use of social housing grant.

Should the promoters of development consider that individual proposals would be unviable with the above requirements, 'open-book' financial analysis of proposed developments will be expected so that an economic viability assessment can be undertaken.

Where development is proven to be unviable with the above requirements, negotiations with the promoters of development will take place. These negotiations will include consideration of: the mix and type of housing, the split between social rented and intermediate housing, the availability of social housing grant and the percentage of affordable housing to be provided.

A.140 Cherwell has a huge need for affordable housing - housing for social rent or 'intermediate' housing such as shared ownership. Local housing needs estimates (2009) suggest a need for some 390 affordable homes per year (288 on top of the current average supply of 102 per year). Using modelling work undertaken for the Oxfordshire Housing Market Assessment (2007), it is estimated that the shortfall in the provision of affordable housing would be 270 homes per year on the assumption of delivery at current rates (an average of 102 dwellings per year or about 15% of South East Plan requirements (670 per year). Delivery at 25% of total South East Plan requirements would reduce the shortfall to about 170 per year, 30% to about 123 per year, and 40% to about 25 per year (based on SHMA modelling assumptions).

A.141 An Affordable Housing Viability Study (2009) has been produced to assess what levels of affordable housing could reasonably be required from new housing developments having regard to the costs of development and the need to ensure a flexible, responsive supply of housing land. In general, the higher land values in rural areas and at Kidlington allow for higher affordable housing requirements

per site than at Banbury and Bicester where land values are lower. Indeed, the Affordable Housing Viability Study concludes that in some rural areas, a higher percentage of affordable housing would be viable than we are proposing. The policies proposed are informed by the level of need in Cherwell, viability considerations, the need to maintain housing delivery generally, and the need to establish a clear workable policy framework.

A.142   The Affordable Housing Viability Study provides viable options for the delivery of affordable housing without social housing grant. However, following this consultation the Council will review whether the proposed requirements should be adjusted to take account of a grant assumption. It will also review whether a financial contribution should be made where the policy would result in a part of an affordable home to be provided or whether the affordable housing requirement should be rounded.

Mix of Housing

Policy H 6

Housing Mix

New residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities. The following mix will be used to guide decision making:

Size & Type of Dwelling	Percentage of Housing Stock Required
1 bed flats	4%
2 bed upsizing flats	8%
2 bed houses	19%
3 bed houses & larger	35%
3 bed flats / cluster homes	2%
2 bed retirement / downsizing homes	23%
1 / 2 bed extra care homes	9%

A.143   There is also a need to provide a mix of housing in Cherwell that reflects the needs of an ageing population and a growth in smaller households. At the same time, the mix of housing needs to enable movement through the market from one house type to another as the needs of households changes. This movement frees up housing which might otherwise be unavailable.

A.144   Although the mix of housing required changes as population projections change, modelling work was commissioned to examine the likely current housing circumstances and bargaining power of the different ages and types of household, and from this to predict what type and size of housing they might not just need, but want, accept and can afford.   The model is referred to as the *Household Projections and Current Market Position Model (HPCMP)*. It considers the housing market as a system, in which there are different types, sizes and locations of housing, and into which different types and sizes of household typically move and live, for varying periods, at different stages in their 'housing careers' or 'pathways'. Although the model does have to make generalisations about the circumstances of households and their likely position within the housing system, it does enable more understanding of the local housing market system than would otherwise be the case.

A.145   The modelling work suggests that the above housing mix is needed for Cherwell for 2026.   No comparative information is available on the total existing housing stock and the stock will of course vary from place to place. Census data on the number of rooms per household suggests that Cherwell may have been low on 1 and 2 bed flats in 2001. This might have indicated the need for a higher requirement than implied by the above table. However, relatively high numbers of flats have since been developed in Banbury and Bicester and it is understood that the market for flats had already slumped significantly before the economic downturn.

A.146   The main change to housing mix will therefore be the need to widen opportunities for retirement homes and homes for the elderly and the need to providing housing that will be attractive to those able to 'downsize'.   Our proposed policy is to use the above table as a guide in planning new development and in considering individual proposals to help develop mixed communities. Separate work will be undertaken to examine the need for housing that meets wheelchair / mobility standards and for those with specialist supported housing needs.

Extra Care Housing

Policy H 7

Extra Care Housing

500 extra care homes (net) will be provided between 2006 and 2026.

All developments of 400 homes or more will be required to provide 5% of all proposed dwellings as affordable extra care homes as part of the affordable housing requirement under Policy H5. 4% will be required to be extra care homes for market sale.

Elsewhere, opportunities for the provision of extra care homes in locations considered to be appropriate for housing development will be sought.

A.147   Projections show that Cherwell's population is expected to age significantly by 2026. Providing extra care housing will be important in meeting the housing needs of an older population and can also contribute in achieving more social cohesion by providing an opportunity for community living and a better mix of housing within residential areas.

A.148   Extra care housing comprises self-contained accommodation for older and disabled people which enables independent living by providing a range of support facilities on the premises and 24-hour care services. Extra care housing can help people live longer in their own homes either securely alone or with partners or friends. It meets a need between traditional sheltered housing and residential care and can be purpose-built or adapted accommodation. People have their own front doors but also have the opportunity to benefit from communal facilities.

A.149   From work on a Housing Strategy for Older People and Oxfordshire County Council's Extra Care Strategy, it is estimated that there is a need for approximately 59 extra care homes to be provided per year between 2006 and 2026 (8.8% of total requirements). Of this approximately 31 per year need to be social or 'affordable' homes with the remaining 28 being available for open market sale.

A.150 It is important to note that the provision of extra care housing has not been specifically considered in the Council's Affordable Housing Viability Study (2009). The Council will therefore need to do further work to consider the viability and deliverability of the above policy and any effect on the delivery of affordable housing.

Travelling Communities

Policy H 8

Travelling Communities

Sites will be allocated in the Delivery Development Plan Document to meet the identified needs of Gypsies and Travellers and Travelling Showpeople.

Locations outside of the Green Belt will be considered in identifying suitable sites by applying the following sequential approach:

1. within 3km road distance of the built-up limits of Banbury, Bicester or a Type A village

2. within 3km road distance of a Type B village

3. within 3km road distance of a Type C village and within reasonable walking distance of a regular bus service to Banbury or Bicester or to a Type A or Type B village.

The Cotwolds Area of Outstanding Natural Beauty will not be considered as a suitable location for sites. Other locations will only be considered in exceptional circumstances.

In assessing the suitability of sites, the following criteria will also be considered:

a) access to GP and other health services
b) access the schools
c) avoiding areas at high risk of flooding
d) access to the highway network
e) the potential for noise and other disturbance
f) the potential for harm to the historic and natural environment
g) the ability to provide a satisfactory living environment
h) the need to make efficient and effective use of land
i) deliverability, including whether utilities can be provided

Applications for planning permission for sites not allocated in Delivery Development Plan will be expected to demonstrate that any site proposed is required to meet an identified need in Cherwell and that the above sequential approach and criteria have been applied.

A.151 Meeting the accommodation needs of the Travelling Communities is an important part of our strategy. There is a national shortage of sites for Gypsies and Travellers and for Travelling Showpeople which can cause or exacerbate problems of unauthorised camping and make it difficult for the communities to access heath care, education and other services and facilities.

A.152   Gypsies and Travellers are recognised ethnic minorities and the courts have established that they have a right to their traditional lifestyles - living in caravans or mobile homes and travelling. Travelling Showpeople, including circus people, are not an ethnic group, but are small business operators who travel to pursue their traditional livelihoods. They need a permanent home base with storage and maintenance areas for their show or fairground equipment, vehicles, and in some cases, animals.

A.153   Cherwell presently has four private Gypsy and Traveller sites providing 39 household 'pitches'. It also has three small and one large Showpeople's sites providing 14 household 'plots'. The number of additional pitches and plots that the district needs to plan for is presently being reviewed at regional level. The draft requirements for 2006 to 2026 are shown below.

Table 3 Provision for Travelling Communities

	Existing No. Of Pitches / Plots in 2006	Loss / Gain 2006-2009	Draft Requirement for Additional Pitches / Plots 2006 - 2016	Draft Requirement Allowing for Losses / Gains
Gypsies and Travellers	48	-9	15	24
Travelling Showpeople	14	0	11	11

A.154   The Delivery Development Plan Document will need to allocate sites to meet identified needs. This includes the re-provision of pitches from a site in Banbury which is likely to be lost as a result of Canalside regeneration.

A.155   It is important that we try to identify locations which will provide access to services, facilities and potential sources of employment for the travelling communities, which will promote integration with, but not dominate, settled communities. Our work on village categorisation helps with this. The policy proposed above contains a sequential approach and criteria in the interests if securing sites which will provide suitable living environments in locations that are as sustainable as is reasonably possible.

A.5.4 Policies for Developing a Sustainable Local Economy

A.156   Unlike for housing growth, the South East Plan does not set a figure for the amount of land or number of jobs that Cherwell District should be identifying in the period up to 2026 (although it does set an "interim" figure for job numbers within the whole of the Central Oxfordshire sub-region of 18,000). Local authorities are, however, required to:-

- facilitate a flexible supply of employment land to meet varying needs within the economic sector
- make provision for a range of sites and premises to meet more general needs in appropriate and sustainable locations.

A.157   Creating a diverse and resilient economy is a key ambition of the Cherwell Sustainable Community Strategy. Furthermore, a number of the strategic objectives of this Core Strategy focus on supporting the local economy and fostering economic growth. These include objectives to:-

- facilitate economic growth and a more diverse economy with an emphasis on attracting higher technology industries
- support the diversification of Cherwell's rural economy
- help disadvantaged areas, improve the built environment and make Cherwell more attractive to business by supporting regeneration.

A.158   The Council has worked closely with local businesses to understand their needs and the needs of the wider economy. Our Economic Development Strategy (2007 – 2011) identifies a number of key issues for our economy. These include the facts that:-

- wages still lag behind the South East regional average,
- there remains pockets of deprivation within our overall prosperity
- the population is young and expected to grow significantly,
- we have a diverse economy but manufacturing is declining.

A.159   In 2006, Cherwell District Council prepared an Employment Land Review (ELR). The purpose of this was to assess the quantity, quality and viability of employment land across the district. It assessed employment land that was at that time currently available and assessed the need for further employment land within Cherwell District over the period of the Core Strategy and made a number of recommendations. The ELR concluded that the district had a stock of premises and land that provides a broad range of choice for investors, however it recognised that some of this is dated. It recommended that some 89 hectares of (then) available employment land be protected to provide a continuity of supply of sites.

A.160   The Council recognises that both the Economic Development Strategy and the Employment Land Review need to be updated given the global economic downturn and changes in local circumstances. A review of the Economic Development Strategy is currently underway, and more work will be undertaken to review the Employment Land Review and understand the need for more employment land within the district. Both of these will be completed before the Core Strategy is submitted. The Council will adjust the approach set out here as necessary in the light of this work.

Policy E 1

Employment Development

The Council will, as a general principle, continue to protect existing employment land and buildings for employment (B class) uses.

It will identify a range of new sites for employment uses in Development Plan Documents which:-

- Are, or will be accessible to the existing and proposed labour supply,
- Make efficient use of existing and underused sites and premises, by increasing the intensity of use on accessible sites,
- Make efficient use of previously-developed land wherever possible,
- Have good access, or can be made to have good access, by public transport, and
- Are in urban areas. Proposals within rural areas will only be supported where these meet local needs.

A.161 A key role for the Local Development Framework is to ensure that a balanced portfolio of sites is made available to support economic growth across the district. This Draft Core Strategy makes strategic allocations for employment use in Banbury and Bicester (see policies BIC 2 and BAN 6). Furthermore, the Delivery DPD will consider where further, smaller, allocations need to be made to support the delivery of a flexible supply of employment land. In doing so, it will be guided by the criteria in the policy.

A.162 Inevitably, over the period of the Core Strategy, businesses will relocate or close, leaving land and premises available for re-use or re-development. In accordance with the commitment in our Economic Development Strategy to work to increase the overall density of employment on main business sites and to encourage and facilitate the redevelopment of sites and premises, we will, in principle, seek to continue to protect existing employment land and buildings for employment (B class) uses. There will be cases where an applicant wishes to change the use of a site or redevelop it for a non employment (B1) use. These will be considered with regard to the following criteria:-

- Whether the location and/or nature of the present employment activity has an unacceptable adverse impact upon adjacent residential uses, and an applicant can demonstrate that it would not be desirable to seek to replace this with any other employment use,
- Where the applicant can demonstrate that there are valid reasons why the use of a site for the existing or another employment use is not economically viable,
- Where there are other planning objectives that would outweigh the value of retaining the site in an employment use and where the applicant can demonstrate that the proposal would not have the effect of limiting the level of provision and quality of land available for employment in accordance with policies in the LDF and the Regional Spatial Strategy.

Supporting Urban Centres

A.163 The urban centres within the district offer an important focus for shopping, commerce and the provision of leisure and other services to meet the needs of local people and visitors. The main centres in the district are the town centres of Banbury and Bicester and the village centre of Kidlington. There is also significant other shopping floorspace in the following locations.

- Bicester Village Outlet Shopping Centre
- Banbury Cross Retail Park

- Various other out-of-centre large stores including a number of major food stores
- At various local centres within Banbury and Bicester

A.164 As well as serving the population of their immediate communities and more widely within Cherwell District, the retail centres serve a wider population and draw trade from towns such as Southam, Daventry, Towcester, Buckingham, Witney, Chipping Norton and Shipston-on-Stour. This gives a total catchment population of approximately 464,000 (2001 census).

A.165 Each of the main urban centres within the district is unique and today faces different challenges and opportunities. More information, and specific policies for each of the centres, is included within Section B. A number of general comments can, however, be made.

- Both Banbury and Bicester town centre lie at the heart of towns which have grown significantly in recent years and, through the period of this Core Strategy, will continue to do so. Assessments of the need for more shopping floorspace have shown that the towns should seek to identify significant levels of further floorspace if they are to provide the capacity to meet local needs.
- Banbury has seen significant retail growth in the last decade with the expansion of the Castle Quay Shopping Centre and this has helped to meet its immediate shopping needs. Bicester town centre has seen less growth, however the proposed re-development of the Bure Place car park will provide a substantial increase in shopping within the town centre. Away from the town centre, the "Bicester Village Outlet Shopping" centre was opened in 1995 and extended in 2000 and 2008, and Bicester Avenue opened in 2007.
- Parts of both Banbury and Bicester town centres lie within conservation areas and any development in these areas needs to be particularly sensitively treated.
- Kidlington centre is considerably smaller than the two town centres however plays an important role serving the local population. Additional shopping floorspace was opened in the centre in 2004 and there is capacity for further floorspace in the period up to 2026.

A.166 The Council is committed to supporting its urban centres and to maintain and enhance their vitality and viability and their associated infrastructure to create vibrant retailing environments.

Policy E 2

Supporting Urban Centres

Retail and other town centre uses will be directed towards the three urban centres of Banbury, Bicester and Kidlington in accordance with policies set out elsewhere within the Local Development Framework. Proposals for such uses outside of these centres will only be permitted where:-

- There is a proven need for the proposal;
- There are no available, suitable and viable sequentially preferable sites or buildings;
- It would reduce the need to travel by private car;
- The development is, or can be made, genuinely accessible and well served by a choice of means of transport, especially public transport, walking and cycling as well as by car;
- It can be demonstrated that the proposal would not have a significant adverse impact on the vitality and viability of urban and existing local centres;
- The development is part of a new or expanded local centre proposed as part of strategic housing allocations in this Core Strategy.

Tourism

A.167   Tourism can help support local services and facilities, provide employment, promote regeneration and help preserve the natural and historic environment. It can include day visits by local people through to visits from overseas. Tourism is a vital component in the make-up of the national economy. In 2006 tourism was worth about £250 million in Cherwell District and therefore makes a contribution towards the development of a sustainable local economy. 1.2 million people live within a 30 minute drive time of the district boundary.

A.168   A tourism study was completed for the District in August 2008 in order to assist the Council in gaining a broad understanding of tourist activity and trends in Cherwell District and near by. This highlighted a number of issues and made recommendations. It highlighted that Tourism was not as great a part of the local economy as for some locations, but that initiatives to further encourage tourism could be considered. The following observations and issues were identified:

- The district will not attract the level of tourists who visit surrounding destinations but should make the most of its proximity to these destinations and its good transport links.
- The Oxford Canal is a resource that may not be being used to its full potential and access should be improved.
- Business tourism is important to Cherwell's economy.
- Cherwell's villages are attractive and distinctive and some have places of interest.
- Banbury's historic town centre is somewhere to visit and also to stay if visiting popular destinations nearby such as Oxford or Stratford. It also acts as one of the main retail destinations in the area.
- Bicester Village is the District's most visited tourist destination.
- There is little to do for the family in Cherwell with a lack of facilities and informal open space; a country park may offer a solution.
- There are mixed trends in terms of the occupancy of tourist accommodation which is often below average but hotels are also turning away guest on other occasions.
- A large new hotel was completed in Banbury, near the M40, in 2008 and new large hotels are also completed and planned for Bicester. Together these represent more than a 50% increase in the hotel bedstock. The study suggests that there is no significant or clear need to provide for new hotels in the district.

A.169   The South East Plan specifies a limited number of locations in the Region where major new tourist development (e.g theme parks) should be directed. Cherwell District is not identified and therefore should not receive major new tourist development.

A.170   Other policies in other sections of the draft Core Strategy will individually and collectively contribute towards addressing these issues and encouraging sustainable tourism development. These include polices for:

- The regeneration of Banbury Canalside
- The development of the Cultural Quarter in Banbury
- The maintenance of village services and facilities
- The provision of green infrastructure/informal open space
- The preservation and enhancement of the historic environment

A.171   The issues identified above that are not addressed by these polices will be considered for the Delivery DPD. This may include polices for determining planning applications for new accommodation and facilities and the allocation of smaller sites to encourage tourism development.

A.172   There are other factors which are beyond the scope of the LDF which are important in determining the number of tourists that visit Cherwelll and its surroundings. The Council, working with partners, already undertakes marketing, but to increase the number of visitors to Cherwell this will, as far as possible, need to be maintained and enhanced. The tourism study also acknowledges how changes in the global economic climate will have a significant effect on tourism.

A.5.5 Policies for Meeting our Infrastructure Needs

A.173   Infrastructure to support the Core Strategy is essential to ensure the creation of sustainable communities. The South East Plan identifies infrastructure requirements in the Region up to 2026. It is supported by a Technical Report on infrastructure requirements which estimates the costs of infrastructure in the Region based on population forecasts. For the purposes of this Core Strategy the definition of infrastructure contained in the South East Plan is used and provides the framework for this section as follows:

- Transport
- Education
- Health
- Social infrastructure
- Green infrastructure
- Public services
- Utility services and
- Flood defences

A.174   This section sets out the approach to providing infrastructure to ensure development is sustainable and takes into account existing infrastructure deficits. Infrastructure to support housing and employment development is essential to the creation of sustainable communities. In accordance with PPS 12, this section considers the physical, social and green infrastructure needed to enable the amount of development proposed taking into account its type and distribution. With the confirmation of NW Bicester as an eco town location, the area will be a focus for infrastructure delivery and Government Eco town growth funding to support this delivery. In 2009 Cherwell District Council submitted a bid for Government start up funding to support the delivery of the early phases of an Eco town development at North West Bicester. An announcement on the Eco town funding for NW Bicester is expected early in 2010 and further details can be found in Section A.5.2.

A.175   The Core Strategy does not contain detailed information about the infrastructure requirements for NW Bicester. As part of the infrastructure planning for the Core Strategy, infrastructure requirements for NW Bicester are set out in the background evidence set out in the NW Bicester Concept Study. The Eco towns PPS sets out the infrastructure requirements for NW Bicester. Further detailed work on infrastructure planning and delivery will be carried out as part of the Delivery DPD to follow the Core Strategy. This section sets out the broad strategic infrastructure requirements as part of the spatial strategy and how these are to be delivered. The infrastructure required to support development, costs, sources of funding, timescales for delivery and gaps in funding have all been considered in the preparation of the Core Strategy. An overview of development and infrastructure requirements is set out in more detail in a table contained in the Appendices. This approach allows infrastructure delivery to be prioritised in discussions with local partners and funding to be agreed through, for example, developer contributions. The Core Strategy sets out the overarching infrastructure requirements in the District and will inform the emerging Planning Obligations Supplementary Planning Document.

Policy I 1

Infrastructure

The Council's approach to infrastructure planning in the District will identify the infrastructure required to meet the District's growth, support the strategic site allocations and ensure delivery by:

- Working with partners, including central Government, other local authorities, to provide physical, community and green infrastructure
- Identifying infrastructure needs and costs, phasing of development, funding sources and responsibilities for delivery
- Preparing a Planning Obligations SPD setting out the Council's approach to the provision of essential infrastructure including affordable housing, education, transport, health, flood defences and open space.

Development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social and community facilities.

Transport

A.176   The District has good links to airports, ports and the national road and rail network. Connections to London and Birmingham are particularly strong with regular high quality train services via the Chiltern line and proposed improvements to the line between Cambridge and Oxford. The M40 corridor provides links to the wider national motorway network. Improvements to junction 9 of the M40 motorway are being progressed with the Department for Transport, Highways Agency and Oxfordshire County Council. The proposals to improve the rail link between Bicester and Oxford are also supported as it will promote more sustainable modes of transport and reduce congestion on the A34 and M40 trunk roads.

A.177   The Oxfordshire Local Transport Plan 2006-2011 provides the strategic framework for transport in the County. It aims to tackle congestion, deliver accessibility, safer roads, better roads and improve the street environment. Our strategy for managing growth across the district is to locate development in sustainable locations and identify appropriate and deliverable measures to meet the transport needs of the District.

A.178   As part of the LDF evidence base, Integrated Transport and Land Use Studies for Banbury, Bicester and the Cherwell Rural Area have been completed on behalf of Oxfordshire County Council and Cherwell District Council and provide the evidence supporting the strategy for housing & employment. Together the transport strategies identify the transport infrastructure required to facilitate sustainable development in the District up to and beyond 2026. In this way the transport strategy focuses on reducing dependency on the private motor car and carbon emissions. The second Banbury Integrated Land Use Study (BanITLUS2) reviews the previous study and provides a transport strategy to inform the strategic site allocations in the the Core Strategy. It identifies transport infrastructure to facilitate sustainable development in the town up to and beyond 2026. A number of options for further housing and employment growth were modelled and the impact on the local transport network assessed. Highway improvement schemes were also used in testing the various development scenarios including a major infrastructure scheme, the South East Relief Road. There is currently no commitment from the County Council to take this scheme forward.

A.179 The second Bicester Integrated Land Use Study (BicITLUS2) sets out a transport vision for the town and provides the transport evidence base in terms of the most sustainable locations for housing and employment development beyond 2016. Sensitivity testing was undertaken to understand the impact of the NW Bicester eco town. It was also assumed in the transport study that a SW Bicester link road, town centre highway improvements and east west rail would be in place.

Education

A.180 In this context, infrastructure includes further and higher education facilities, nursery, primary and secondary schools. The District Council is and will continue discussing with the Department of Children, Schools and Families (DCSF) and Oxfordshire County Council, the requirement and provision of additional educational facilities to support the strategic site allocations in the Core Strategy. This work will be supported by capital funding from the Building Schools for the Future and Primary Capital Programmes. Further details of capacities and costs are expected from the County Council. New schools will be provided at NW Bicester and Banbury Canalside including a zero carbon school by 2013 supported by DCSF as part of the delivery of eco town infrastructure.

A.181 A Planning Obligations Supplementary Planning Document (SPD) is in preparation and will provide details of how education facilities will be provided in new developments. Oxfordshire County Council as the local education authority is responsible for the provision of new schools as part of proposed new developments. As such it is important to understand where additional demand will arise and whether it is driven by increasing populations or by changes in household size. The District Council will work with partners to ensure adequate provision of pre-school, school and community learning facilities. The District has historically had a relatively low education and skills base. The need for additional schools and colleges at an early stage of major developments is recognised and this issue is being considered in the strategic allocations set out in the Core Strategy. The phased provision of primary and secondary education, along with early years and lifelong learning will be needed throughout the district to accommodate population growth and behavioural changes. The demand for pre-school facilities will increase due to changes in lifestyles and work patterns. The use of school and college buildings after hours will support learning among the wider community.

Health

A.182 The living environment has a fundamental impact on the health of a population, often by providing opportunities for healthy lifestyles. Planning interfaces with health through the health implications of spatial planning decisions including impacts such as those of transport planning on physical activity, travel to work, schools, noise and air quality, access, climate change and social networks.

A.183 Cherwell District Council will continue to work closely with the healthcare providers, partners and the NHS across its delivery bodies to:

- ensure the provision of additional and reconfigured health and social care facilities
- identify the anticipated primary care needs of local communities
- identify the capacity needs of local communities, and
- meet the healthcare requirements of local communities.

A.184 The Oxfordshire Primary Care Trust (PCT) continues to work with the District Council as a partner and has begun the strategic planning of investment including tele-health care and a new Bicester Hospital. The estimated cost of the development is not available at this stage but it is anticipated that some of the cost could be funded from the NW Bicester bid for eco-town growth funding.

Public Services

A.185   Waste management and disposal is the responsibility of Oxfordshire County Council and the District Council will continue to consider the emerging Minerals and Waste Development Framework in the preparation of the Core Strategy.

A.186   A new library is proposed for Banbury as part of the Cultural Quarter strategic development (Policy BAN 9). In Bicester a new library is proposed as part of the town centre redevelopment. The new improved library services will be provided by Oxfordshire County Council. The need for additional cemeteries has been assessed in the preparation of the Core Strategy. A new cemetery site for Bicester is being investigated and a site on the strategic allocation is being considered. The emerging Planning Obligations SPD will provide more details on the provision of public services as part of new development including emergency services (police, fire, ambulance), places of worship, prisons and drug treatment centres.

Utility Services

A.187   Preliminary enquiries with utility companies have taken place with a view to identifying the infrastructure requirements and constraints to future development in the District. Gas,electricity and heat supply and investment in electricity infrastructure is provided by the private sector and the Council will continue to work with suppliers and distributors to provide the necessary services to strategic sites.

A.188   Thames Water provides water supply and waste services in the District. Water services business plans are based on 5 year schedules (2005-2010) and the scale of investment is substantial. Timelines vary on projects and the District Council will work with the water company to plan the delivery of specific projects.

A.189   Telecommunications infrastructure will be provided as part of the strategic allocations, for example it is a requirement of the eco towns PPS that homes should be provided with high speed broadband.

Social Infrastructure

A.190   The Planning Obligations SPD will provide detailed guidance on the provision of supported accommodation, social and community facilities and sport and recreation facilities. The three sports centres in the District have all had recent refurbishment and a new Banbury Spiceball Sports Centre opened in 2009. The approach to the provision of open spaces, parks and play space is described under Green Infrastructure below. Discussions with Banbury United Football Club and its agents are ongoing with a view to relocating the Club and redeveloping the existing site.

Green Infrastructure

A.191   Green infrastructure comprises the network of green spaces and features in both urban and rural areas including the following:

● Parks and gardens, natural and semi-natural green space, green corridors (including cycleways and rights of way), outdoor sports facilities, amenity green space, children's playspace, allotments, cemeteries and churchyards, accessible countryside in urban fringe areas, river and canal corridors, nature reserves, green roofs and walls.

A.192   Securing adequate green infrastructure is an important component of achieving sustainable communities. The South East Plan requires local authorities and their partners to work together to plan, provide and manage connected and substantial networks of accessible multi-functional green space to deliver both environmental and social benefits. Such benefits include conserving and

enhancing biodiversity, recreation, landscape, water management, social and cultural benefits to underpin individual health and well being, and helping communities to be more resilient to the effects of climate change. The following policy will be used to secure an adequate green infrastructure network in Cherwell district.

Policy I 2

Green Infrastructure Network

The district's green infrastructure network will be maintained and enhanced through the following measures:

- Pursuing opportunities for joint working to maintain and improve the green infrastructure network
- Protecting and enhancing existing sites and features of value to the green infrastructure network and improving connectivity between sites in accordance with policies on biodiversity and the natural environment (policy SD 8), conservation target areas (policy SD 9), open space, sport and recreation (policy I 3), and adapting to climate change (policy SD 1).
- Providing new areas of multi-functional open space to address identified deficiencies in accordance with policies I 3 and I 4.
- Ensuring that green infrastructure network considerations are integral to the planning of new development. Green infrastructure master plans should be developed for strategic development sites and proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, connecting the towns to the urban fringe and the wider countryside beyond.
- Encouraging the use of sustainable drainage systems in new development in accordance with policy SD 6.
- Establishing a series of linked open spaces in Bicester and Banbury in accordance with policies BIC 5 and BAN 10.

A.193 Many sites which contribute to the district's green infrastructure network are not in the Council's ownership or control and partnership working will therefore be required to plan, provide and manage the network to achieve the objectives of the policy. The development of a County-wide Green Infrastructure Strategy is currently under consideration.

A.194 Within Banbury, Bicester and Kidlington the key components of green infrastructure are areas of open space, sport and recreation, sometimes linked by public rights of way. Public rights of way are protected in law and comprise four types: footpaths, bridleways, restricted byways and byways open to all traffic (BOAT). Elsewhere in the district the dominant strategic features include the River Cherwell and Oxford Canal corridors, statutory designated sites such as Local Nature Reserves, and other areas such as RSPB Otmoor reserve and BBOWT reserves. The Conservation Target Areas (indicated on the key diagram) are the most important areas for biodiversity in the district where targeted conservation action will have the greatest benefit, and form an important component of the green infrastructure network of the district which can be enhanced over the period of the plan.

A.195 Assessments of open space, sport and recreation provision highlighted various deficiencies in both urban and rural areas of the district, as detailed in Section B. In addition an assessment by Natural England and the Forestry Commission indicated a lack of accessible natural green space provision in the district compared to its standards, with 72% of Cherwell's households meeting none of its requirements. This reflects the relatively low numbers of country parks and common land in the district; however there are a number of smaller areas of open space, and countryside which is accessible solely by public footpaths, which was not taken into account in the initial Natural England

analysis. The district has developed its own local standards of provision in accordance with government advice, which differ from those advocated by Natural England. However other than provision in Banbury, Bicester and Kidlington there are few accessible large areas of green space.

A.196   Protection and enhancement of open space, sport and recreation sites and sites of importance to nature conservation will assist in the maintenance of the green infrastructure network. Green corridors consist of canals, river corridors and hedgerows, together with public rights of way. These can provide areas for walking, cycling and horse riding and also provide opportunities for wildlife migration, which on a strategic scale can help to address the impact of climate change on biodiversity. Development proposals will be expected to retain and enhance existing green corridors, and the opportunity to form new links between existing open spaces should be maximised.

A.197   Development proposals, particularly on larger sites, can offer the opportunity to improve the green infrastructure network. Policy I 4 usually requires open space provision on site and biodiversity enhancements secured by policy SD 8 can contribute to the network by maintaining existing habitats and reducing fragmentation. The incorporation of sustainable urban drainage systems can contribute to green infrastructure provision and can perform dual roles of helping to alleviate flooding and being beneficial to biodiversity. New landscaping areas, particularly in the case of the strategic sites, will be required to assimilate development into the landscape and assist in the transition between the urban edge and rural areas. Effective links in these areas can enable the urban fringe to provide a recreational resource, providing accessible countryside within walking distance of urban dwellers. Further guidance on green infrastructure provision is provided in the *South East Green Infrastructure Framework- From Policy to Practice.*[xvii]

A.198   In Banbury and Bicester successive local plans have sought to establish a series of open spaces in the towns. Additional detail is contained under Section B. The strategy for green infrastructure within the two towns and the district as a whole will be developed further as the LDF is progressed.

Open Space, Sport and Recreation

Policy I 3

Open Space, Sport and Recreation Provision

The Council will encourage partnership working to ensure that an appropriate quantity and quality of open space, sport and recreation provision is secured through the following measures:

- Protecting existing sites of value;
- Addressing existing deficiencies in provision through qualitative enhancement of existing provision, improving access to existing facilities or securing new provision; and
- Ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals.

In determining the nature of new or improved provision the Council will consult with town and parish councils, together with potential users of the green space wherever possible, to ensure that provision meets local needs.

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xvii   Available at http://www.gos.gov.uk/497648/docs/171301/SEGIFramework.finaljul09.pdf

A.199 The Sustainable Communities Strategy seeks to ensure that social infrastructure grows at the same rate as our communities and that existing deficiencies in provision are addressed, and these aims are reflected in the objectives of this plan. The responsibility for provision of open space and recreation facilities in the district is shared between the County, District, Town and Parish Councils, private sports clubs and association, and meeting the plan's objectives will therefore require effective partnership working.

A.200   The District's PPG17 Open Space Sport and Recreational Facilities Needs Assessment, Audit and Strategy and the subsequent Green Spaces and Playing Pitch Strategies (Appendix 2) highlighted the need to protect all sites identified in the audit to ensure an adequate supply of open space provision. Development proposals that would result in the loss of sites will be assessed in accordance with guidance in PPG17 and will not be permitted unless the proposal would not result in the loss of an open space of importance to the character or amenity of the surrounding area, the site is established as being surplus to requirements including consideration of all functions that open space can perform, or the Council is satisfied that a suitable alternative site of at least equivalent community benefit is to be provided within an agreed time period. Alternative uses are only likely to be permitted in exceptional circumstances bearing in mind that all of the analysis areas as defined in the PPG17 assessment have deficiencies in at least two types of open space provision. In addition, apparent "surpluses" in provision often compensate for shortfalls in other types of provision locally, and some larger areas of green space serve wider than local needs with usage catchments beyond the ward boundaries in which they are located.

A.201 The PPG17 Assessment and subsequent Green Spaces and Playing Pitch Strategies established the current and future deficiencies in open space and recreation provision together with recommendations as to how deficiencies should be met. These comprise a combination of improving or enhancing existing provision, using existing open space of one type of provision to meet deficiencies in another type of provision, or through new provision. More detail on this is set out under Section B. The quality standards as set out in the strategies will be used as a guide in considering enhancements to existing provision. The identification of sites for new provision, other than those related to the strategic sites identified in the Core Strategy, will be included in the Delivery DPD.

A.202 Proposals for new development will be expected to contribute to open space, sport and recreation provision in accordance with Policy I 4 below.

Policy I 4

Local Standards of Provision

Development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance. The amount, type and form of open space will be determined having regard to the nature and size of development proposed and the community needs likely to be generated by it. Provision should usually be made on site in accordance with the minimum standards of provision set out in Table 4 below. Where this is not possible or appropriate, a financial contribution towards suitable new provision or enhancement of existing facilities off site will be sought, secured through a legal agreement.

Table 4 Local Standards of Provision - Outdoor Recreation

Type of provision	Quantitative standard	Accessibility standard	Minimum size of provision	Threshold for on-site provision
General greenspace (parks and gardens/ natural semi-natural/ amenity green space)	1.51 ha per 1000 urban dwellers 2.3 ha per 1000 rural/urban edge dwellers	5 minute walk (amenity open space) (400m) 15 minute walk other (1200m)	200 sq m	10 urban dwellings 6 rural/urban edge dwellings
Playspace (combining provision for younger and older children including MUGAs)	0.78 ha per 1000 people	5 minutes walk (400m) except for NEAPs 15 m walk (1200m)	LAP- 100 sq m activity zone; 400 sq m including buffer LEAP- 400 sq m activity zone; 3600 sq m including buffer NEAP- 1000 sq m activity zone; 8500 sq m including buffer	10 dwellings (for a LAP) 50 dwellings (for a LEAP and LAP) 100 dwellings for a NEAP and LEAPs/LAPs.
Outdoor sports provision (combining tennis courts, bowling greens, golf courses and playing pitches)	1.13 ha per 1000 people	10 minute walk (800m) urban areas 10 minute drive (8km) rural areas	0.12 ha	65 dwellings
Allotments	0.31 ha per 1000 people	10 minute walk (800m)	0.2 ha	275 dwellings

A.203   The PPG17 Assessment set out recommended standards of open space provision. These were updated as part of the Green Spaces and Playing Pitch Strategy and the recommendations are reflected in the above policy. The strategies set out local standards for each typology of open space, but in recognition of the multi-functional nature of many areas of open space, and the need for flexibility in determining the precise composition of provision in new development, combined standards of provision were recommended. It should be noted that the open space database is in the process of being updated which may lead to revisions to the above standards in some cases prior to the submission draft Core Strategy.

A.204 Detailed guidance on the implementation of this policy will be set out in the Planning Obligations Supplementary Planning Document (SPD). The general principles underlying the policy are that all new dwellings should contribute towards the provision of open space. For larger developments (10 dwellings or more in urban areas and 6 dwellings or more in rural areas), provision should be made on site unless this is not possible or appropriate.

A.205 For smaller developments where on-site provision is not achievable, a financial contribution will be sought from developers towards the improvement of provision elsewhere, where appropriate schemes can be identified within the defined catchment. The identification of schemes for which financial contributions will be sought will be defined in the Planning Obligations SPD. In some cases catchment areas will relate to wards, in some to villages and in others to clusters of villages, having regard to accessibility standards outlined above and the likelihood of development coming forward at a rate sufficient to provide the identified schemes.

A.206 The nature of the development including the size and type of each dwelling and their anticipated occupancy rate will be taken into account in determining the contribution required. It may also be appropriate to seek green space provision, or a contribution towards such provision, in conjunction with other forms of development. This will be clarified in more detail in the submission Core Strategy.

Indoor Sport, Recreation and Community Facilities

Policy I 5

Built Sport, Recreation and Community Facilities

The Council will encourage partnership working to seek to ensure that built sports provision is maintained in accordance with the standards set out in Table 5 below, by the following means:

- Protecting and enhancing the quality of existing facilities
- Improving access to existing facilities
- Ensuring that development proposals contribute towards the provision of new or improved facilities where the development would generate a need for sport and recreation facilities which cannot be met by existing provision.

A.207 The PPG17 Indoor Sports and Recreational Facilities Assessment indicated a current under-supply of sports hall and swimming pool provision in the district but concluded that the sports centre modernisation programme would address these deficiencies.

A.208 In terms of future needs to 2026, the assessment indicated that the projected shortfall in swimming pool and sports hall provision could be met through sports centre modernisation combined with dual use agreements to allow public use of school facilities out of school hours. The use of village/community halls for sporting facilities was also highlighted and a survey of village and community halls is currently being undertaken to assess the adequacy of provision. Further location specific information is included in Section B.

A.209 The local standards of provision developed by the PPG17 study are set out below:

Table 5 Local Standards of Provision - Indoor Recreation

Facility Type	Local Standard per 1000 Population
Sports Hall	0.315 badminton courts
Swimming Pool	9.31 sq m swimming water area
Squash Courts	0.059 courts
Health and fitness	5.28 stations
Indoor bowls	0.045 rinks
STPs	0.046 pitches
Athletics tracks	0.0012 8 lane facility

A.210 Detailed guidance on how the policy and the above standards will be applied will be set out in the Planning Obligations SPD. Development proposals will be expected to contribute towards provision commensurate with the needs generated by the development.

Flood Defences

A.211 Cherwell District Council remains fully committed to a Flood Defence Scheme for Banbury to protect the town centre and surrounding businesses from flooding. The scheme is progressing towards construction with a planning application for the proposal approved in December 2009 and an Inquiry into the compulsory purchase of land scheduled to take place in 2010. The project is being funded by the Environment Agency supported by Cherwell District Council and contributions from local landowners.

B Cherwell's Places

B.1 Bicester

Bicester Today

B.1   Bicester is a rapidly expanding historic market town with a long-standing military presence.   It has grown substantially over the last 50 years and now has a population of approximately 30,000. This represents growth of 50% since 1981 and further growth of up to 30% (to approximately 40,000) is projected by 2026.   Bicester's growth has been influenced by its location on the strategic road network close to junction 9 of the M40, where the A34 meets the A41. It is also close to junction 10 with the A43 which connects the M40 and M1. Bicester has a particularly close economic relationship with Oxford.

B.2   A substantial programme of continuing development in the town is in place. Planning permission has been granted for a strategic housing site of 1,585 homes at 'South West Bicester', including a health village, sports provision, employment land, a hotel, a new secondary school, a community hall and a local centre. A new perimeter road will also be built to serve the development and to assist in removing through traffic from the town centre. Permission has also been granted for another site of 500 homes at Gavray Drive, including a new primary school, open space and a local wildlife site. The Government has identified North West Bicester as a location for an Eco-Town development. Bicester's location within the Central Oxfordshire sub-region and on the Oxford-Cambridge arc makes it well located for growth.

B.3   Permission has also been granted for a £50m redevelopment of the town centre including a Sainsburys supermarket, other retail premises, a cinema, a library and a new civic building. 'Bicester Village', an internationally successful factory outlet centre at the southern edge of Bicester, has also recently expanded. The Council has resolved to grant planning permission for a new business park comprising 60,000m2 of B1 employment space and a hotel to the south of Bicester Village and east of the A41. Full build out of this will be subject to improvements to junction 9 of the M40.

B.4   In terms of other significant infrastructure, NHS Oxfordshire is currently tendering for the provision of new health facilities to replace Bicester's existing community hospital. In terms of rail improvements, in 2013, Chiltern Railways intends to commence work to upgrade the railway between Oxford and Bicester, to significantly improve services between Oxford and London via Bicester and provide an alternative to using the M40 and A34. This will result in improved services from Bicester and the redevelopment of Bicester Town Railway Station. Furthermore, the East West Rail Link Project, which will pass through Bicester, seeks to establish a strategic railway connecting East Anglia with Central, Southern and Western England.

B.5   The town's military presence remains today. MoD Bicester to the south of the town is a major logistics site for the Defence Storage and Distribution Agency (DSDA) and has an army, other military and civilian presence. The site extends to some 630 hectares from the south of Bicester into the rural area around the villages of Ambrosden and Arncott. DSDA's operations are currently being reviewed as part of an operational efficiency programme, but significant military logistics activities are expected to continue at MoD Bicester.   RAF Bicester to the north east of the town was established as a Flying Corps Aerodrome and became a Royal Air Force station. The site is now a Conservation Area and retains: "… *better than any other military airbase in Britain, the layout and fabric relating to pre-1930s military aviation…*". It also has "...*the best-preserved bomber airfield dating from the period up to 1945…*" (English Heritage). The airfield itself is now used by a gliding club.

B.6   MoD Bicester employs approximately 3000 people (service and civilian). Other major employers at Bicester include Bicester Village (about 600) and Tesco (about 450) and Fresh Direct (fruit and vegetable merchants employing about 350 people). As highlighted below, Bicester experiences high levels of out-commuting, particularly to Oxford and this is a significant issue for the Core Strategy.

B.7   Bicester is identified in the South East Plan as a main location for development within the Central Oxfordshire area around Oxford to improve its self-containment. The South East Plan also states that every opportunity should be taken to promote the town, amongst other things, as a new location for higher value and knowledge-based business. Bicester is generally less constrained than Banbury in terms of landscape sensitivity, flooding and agricultural land quality but has more designated ecological constraints. Under-provision of services and facilities is a concern. Whilst some measures, such as town centre redevelopment, are in place to address this, more needs to be done.   Improving self-containment and delivering jobs, services, facilities, traffic management measures and other infrastructure to match Bicester's rapid and continuing expansion and reduce levels of deprivation are central to this strategy.

Bicester's Key Issues

Economic Issues

B.8   Bicester's economy is focused on the defence activities at MoD Bicester, on storage and distribution and on food processing, engineering and publishing. Its proximity to and close relationship with Oxford helps the town by creating opportunities for economic development. However, it can also make it competitively difficult to draw investment into the town and results in high levels of out-commuting. A 2006 Employment Land Review also highlights the Chilterns, M25 corridor and London as market influences.

B.9   Cherwell's Economic Development Strategy highlights the need to assist the growth of new and existing businesses and the opportunity to develop a broader knowledge economy including science and technology based businesses, taking advantage of the materials engineering and biotechnology sectors commonly associated with nearby Oxford. There are some recent office developments that host high technology companies including the Avonbury Business Park to the west of Bicester. However, some employment areas are in need of rejuvenation and much of the available employment space in Bicester tends to be suitable for larger operations rather than smaller businesses.

B.10   The key economic issues facing Bicester are:

- there is a significant inbalance between homes and jobs. Out-commuting is a particular problem with over 60% of residents leaving the town to work (ONS, 2001). In 2001, Bicester South and Bicester North wards jointly had the second highest percentage of workers in Oxfordshire travelling 60km or over to work (8.8% each).
- the provision of new services, facilities and infrastructure in Bicester has not kept pace with population growth
- there is a need to make Bicester more attractive to new businesses, particularly knowledge based and high-technology companies
- some of Bicester's employment areas are ageing and in need of rejuvenation. A greater range of employment space is needed
- there is a need to improve standards of education and training in Bicester Town ward which is among the worst 10% in England in terms of skills, education and training
- the need to ensure that Bicester town centre is vital and viable, attractive to both residents and visitors, and able to co-exist with Bicester Village in a mutually productive way.

Community Issues

B.11 Many of the community issues facing Bicester are symptomatic of the town's transition from a small market town dependent on local industry, defence activities and farming to a rapidly expanding commuter town with newer storage, distribution and manufacturing activities benefiting from the town's location on the strategic road and rail networks. The historic central residential area of the town - Bicester Town ward (pre-1950s) - is now surrounded by new housing developments built mainly within the last 20 years. Bicester Town ward experiences more difficulties than other areas, although it is understood that generally problems of deprivation in Bicester are not as concentrated in particular areas as in Banbury nor are as elevated. The extensive out-commuting from newer housing estates creates its own problems in terms of achieving social cohesion and supporting the services, facilities and infrastructure that Bicester needs to keep pace with its rapid growth. There is a social and economic need to improve Bicester's self-sufficiency, its image, and to reduce its dependency on Oxford.

B.12 The key community issues facing Bicester are:

- there are insufficient services and facilities in Bicester and the town is overdependent on Oxford and Banbury. Implementation of the permitted town centre redevelopment scheme, and recently completed sports centre modernisation, will contribute significantly in addressing this, but there will remain a need to continue to provide more services and facilities for residents and visitors, and to improve the image of town
- the need to increase the sense of pride and belonging to create more community cohesion
- high levels of out-commuting and rapid housing growth make it more difficult to achieve community cohesion within new residential areas and between new and older parts of Bicester
- household incomes for those who live in Bicester are relatively high, but wages for people who work in the area are relatively low
- parts of Bicester suffer from problems of deprivation such as poor housing and low incomes but these problems may not be in concentrated enough measure to fall into a recognisable deprivation category
- in the central Bicester Town ward there are many people on low incomes, a concentration of older people (Bicester presently has a relatively young population), many people with long-term illnesses and a significantly lower life expectancy than for newer housing areas
- the need for a new community hospital
- Bicester has deficiencies in open space, sports and recreation amenities. There is a shortfall of 8 junior football pitches, 2 rugby pitches, parks and gardens, amenity green space, children's playspace , tennis courts, bowling greens and allotments. There are variations between wards within these deficiencies.
- to accommodate new development there will also be an additional need for 4 junior football pitches, 2 mini-soccer pitches, 2 cricket pitches, 2 rugby pitches, parks and gardens (6.93 ha), natural/semi-natural green space (3.34 ha), amenity green space (4.22 ha), children's play space (6.58 ha), 1 multi-use games area, 3 tennis courts, and allotments (2.61 ha).
- there is also a long-term need to provide an athletics track, indoor bowls facility and to improve synthetic turf pitch provision
- the town's existing cemetery has very little capacity remaining, with current available grave space estimated to run out by mid 2011. A site of about 4 hectares for a new cemetery needs to be secured urgently.

Environmental Issues

B.13   Bicester's main environmental issues arise from its rapid and continuing growth. The amount of traffic on the roads has accelerated in recent years as a result of waves of new housing, high levels of out-commuting and the draw of new developments such as Bicester Village. This has caused problems of congestion around the the town (for example within the town centre and at Pingle Drive/Oxford Road roundabout) and affects not only Bicester's living environment but also its historic environment in and around the town centre. King's End and the A41 comprise the main route to Oxford via Junction 9 of the M40 and the A34. The Local Transport Plan highlights that queues, especially at morning peak-times, stretch back from the M40 junction, and can be as long as three kilometres.

B.14   In addition to the implementation of specific highway measures such as junction 9 improvements and a south-west perimeter road, it is important that Bicester becomes more self-sufficient. Reducing out-commuting and providing sustainable transport choices would make a significant difference to Bicester's environment. There is a need also to improve the built environment and to provide more green infrastructure both for the benefit of existing residents and to improve the image of the town to attract new business, visitors and future residents.

B.15   The key environmental issues facing Bicester are:

- the need to improve the appearance of the town centre and historic core, delivering town centre redevelopment and environmental improvements to Market Square
- accommodating major growth whilst addressing constraints such as:
  - the severing effect of the town's perimeter roads
  - the character, appearance and setting of historic assets such as RAF Bicester and nearby villages
  - ecological constraints such as designated wildlife sites, ecologically important landscapes and conservation target areas, and
  - highway constraints such as traffic congestion in the town centre and at King's End / A41 and the need for improvements to M40 junction 9 and the Bucknell Road / Howes lane junction within the town.
- accommodating growth without having an adverse effect on the Oxford Meadows Special Area of Conservation
- addressing deficiencies in 'green' infrastructure
- improving the attractiveness of the town's employment areas.

Our Vision and Strategy for Bicester

Bicester in 2026

> **Our Vision for Bicester**
>
> By 2026, Bicester will have grown significantly to become an important economic centre in its own right within the Central Oxfordshire sub-region and on the Oxford-Cambridge arc. It will have become a more attractive place to live and work and will be significantly more self-sustaining both economically and socially. Bicester will have established itself as a location for higher-technology businesses building on its relationship with Oxford. Its economy will have become more knowledge based and the town's importance as a centre for retail and leisure will have increased.
>
> 5,500 new homes will have been constructed, of which 1300 will be 'affordable'. New services, facilities and cultural and recreation opportunities will have been provided. The North West Bicester eco-development will be entering its final phases of development. It will have brought with it sustainable homes and substantial infrastructure of benefit to the whole town. North West Bicester will be contributing greatly to improving Bicester's profile by being a pioneering development, an economic driver and by delivering environmental gains. Bicester's town centre will have been redeveloped and its transport infrastructure improved. Bicester's improved economic position and the provision of new services and facilities will have contributed to reducing deprivation in the town.

A Spatial Strategy for Bicester

> **Spatial Strategy for Bicester**
>
> Our strategy for delivering Bicester's vision:
>
> - bring about pioneering eco-development which will establish a new self-contained sustainable community, integrated with, and for the benefit of, the whole of Bicester
> - ensure implementation of the permitted urban extension at South West Bicester, including the provision of a new perimeter road and secondary school, and employment development east of the A41
> - deliver development that will increase Bicester's self-containment , provide 'higher-value' job-opportunities and reduce the proportion of out commuting
> - provide for new development in accessible locations that will maximise opportunities for providing sustainable transport choices, for reducing traffic congestion and for reducing the proportion of out-commuting
> - ensure implementation of the permitted town centre redevelopment scheme, secure improvements to Market Square and provide for development that will improve the appearance and image of Bicester
> - provide services, facilities and new infrastructure required to accommodate major growth and which will help reduce deprivation particularly in older parts of the town
> - improve the attractiveness of existing employment areas and providing for new employment space that will be attractive to knowledge and higher-technology businesses
> - deliver strategic open space and recreation opportunities to address existing deficiencies and meet the future needs of development
> - provide for a new cemetery

Our Objectives for Bicester

Economic Objectives

B.16 To deliver the economic aspects of our vision for Bicester, we need to improve the town's self-containment and make it an attractive place for modern business. Bicester is very well located in relation to the Oxford-Cambridge 'arc' and is important to meeting regional economic aims for Central Oxfordshire. We need to make the most of its locational advantages in drawing in new business and creating opportunities for knowledge and higher value companies and businesses that will help reduce the proportion of out-commuting, provide more eduction and training opportunities, and contribute in improving the image of the town.

Our Economic Objectives for Bicester

LO 1. To provide employment opportunities, particularly for higher value and knowledge based businesses, which will contribute to reducing the proportion of out-commuting and to improving Bicester's self-containment.

LO 2. To ensure new development provides employment, training and education possibilities for existing as well as new residents.

LO 3. To deliver attractive employment space to meet modern business needs, to deliver town centre redevelopment and environmental improvements, and to improve the image of the town as a place to work.

Community Objectives

B.17 Bicester will grow rapidly over the next 20 years. If growth is to continue at a quick pace and be successfully accommodated, it is important that existing residents benefit, particularly those in older parts of the town. There is an opportunity at Bicester to provide new housing, employment opportunities, services, facilities and infrastructure which will help reduce deprivation, result in more community cohesion and improve social self-sufficiency.

Our Community Objectives for Bicester

LO 4. To deliver growth which improves the self-sufficiency of Bicester as a place to live and which addresses identified deficiencies in the provision of services, facilities and infrastructure.

LO 5. To improve social cohesion by ensuring new development integrates and interacts with existing neighbourhoods, is accessible from those neighbourhoods by non-car modes of transport, and provides for a range of uses and dwellings that will contribute to delivering mixed communities.

Environmental Objectives

B.18 Our environmental objectives for Bicester need to help improve the image of the town, ensure that new development is provided for in a way which respects environmental constraints, maximise opportunities for addressing deficiencies in 'green' infrastructure and for achieving environmental sustainability.

Our Environmental Objectives for Bicester

LO 6. To deliver environmental improvements to Bicester town centre and ensure that new development is delivered to the highest environmental standards to help improve the image and attractiveness of the town

LO 7 . To provide for new development which maximises opportunities for improving and integrating with Bicester's existing built environment

LO 8. To enhance Bicester's biodiversity and provide new 'green' infrastructure of benefit to the whole town and which will contribute in sustainably accommodating rapid growth

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Meeting our Objectives

Housing for our Communities

North West Bicester

The strategic allocation of land at North West Bicester (policy NWB 1) will be the primary means of delivering housing growth at Bicester with 3000 new homes being provided by March 2026 and 3200 by December 2026.

B.19 The North West Bicester eco-development is central to both our district-wide strategy and our strategy for Bicester. Delivering an eco-development as envisaged by the Government's eco-town programme is considered to be the most sustainable means of accommodating strategic growth at Bicester to 2026. The development of a new self-contained community to the highest eco-standards with its own employment areas, schools , services and facilities and extensive green and public open space but which integrates with and complements the function and urban form of Bicester will maximise the opportunity for town wide economic, community and environmental gains. North-west Bicester is the least constrained part of the urban fringe for delivering growth on this scale and offers significant advantages in terms of delivering transport and highway improvements.

B.20 A major strategic site of some 1585 dwellings has already been permitted for the south west of Bicester bringing with it a new perimeter road, new secondary school, health and sports facilities, employment land, a hotel, and other local facilities. A further 500 homes have been permitted at Gavray Drive to the east of Bicester town centre. This will ensure strategic housing growth occurs at Bicester in the short to medium term.

Reserve Allocations

B.21   The Core Strategy needs to be as deliverable as is realistically possible. However, the strategy covers a long time-frame and inevitably issues will arise over that period which cannot be predicted. The delivery of housing is particularly at risk from uncertainty for many reasons including changes in market conditions, the circumstances of individual developers and landowners, unexpected site or legal issues, and the amount of time needed to prepare and consider detailed proposals. For these reasons, the proposed timescale for delivering the North-West eco-development, could despite the best efforts of the Council, developers and other partners, be at some risk of delay. To provide contingency against this, a reserve strategic allocation at Bicester is proposed: South West Bicester Phase 2. Our section on 'Monitoring Delivery' sets out how this will be managed.

Policy BIC 1

Reserve Strategic Allocation 1 - South West Bicester Phase 2 (Proposals Map 2)

An extension to the permitted urban extension at South West Bicester will be allocated as a reserve strategic site for Bicester to provide up to 750 homes and associated services, facilities and other infrastructure. The site, shown on the proposals map, will only be released for development if required to meet Cherwell's defined housing requirements in accordance with monitoring policies.

B.22   If required to meet housing needs to 2026, this site offers an opportunity to consolidate the provision of new homes and infrastructure on the 'inside' of the permitted perimeter road to be provided as part of the South West Bicester urban extension. Although the site does not offer the advantages of a major eco-development, it is a relatively unconstrained site in an accessible location. As a continuation of development which will be on-going at South West Bicester it would also be a readily deliverable site.

B.23   Our monitoring proposals at Section D seek to ensure that housing delivery is maintained to 31 December 2026 at South East Plan levels. Should this reserve site not be required to meet South East Plan requirements, its suitability as a site to meet future requirements beyond 2026 would of course need to be fully reconsidered in a review of the Core Strategy together with all other reasonable alternatives.

Developing a Sustainable Local Economy

Economic Growth

B.24   The key issues section above identifies a number of the key challenges facing Bicester's economy. Bicester is also, however, in an excellent position to benefit from a number of important wider initiatives:-

- The Oxford - Cambridge Arc. This is an initiative to support high growth technology companies in the area between, and immediately surrounding, the two cities. Both the current Economic Development Strategy (2007-2011) and the South East Plan recognise that Bicester has every opportunity to become a location for higher value and knowledge based business in association with this initiative.
- The proposed improvements to the rail network from Chiltern Railways and the East-West Consortium.
- The identification of North West Bicester in the Government's eco-town programme. Explicit within this is a requirement to match the number of homes to jobs, and ensure that these are

easily reached by walking, cycling and/or public transport. Furthermore, the opportunity exists to use the "eco-town" designation to encourage a range of environmental and green technology industries to the whole of Bicester and the development of employment 'clusters' as part of a wider employment strategy for the "eco-development" and the town.

B.25   In setting out the potential for strategic employment allocations for Bicester, three areas should be considered.

Land at South West Bicester

Policy BIC 2

Employment land at South West Bicester (Proposals Map 2)

Proposals for employment generating development on the land identified on the proposals map to the east of the A41 Oxford Road and south of the A41 and Bicester Village will be permitted.

B.26   This 22 hectare site was identified in the Cherwell Non Statutory Local Plan as being well suited for the creation of a B1 Business Park. In 2007, a planning application was submitted for much of this land for the creation of a 60,000 sq m business park incorporating offices (B1) and hotel (C1). It is estimated that, when fully developed, the site will employ over 2,900 people. The application was approved, subject to departure procedures and the need to complete legal agreements with Oxfordshire County Council regarding off-site transportation contributions and HGV routing during construction.

North West Bicester

Within the strategic allocation of land at North West Bicester (policy NWB1) land will be made available for the creation of approximately 5,000 jobs as part of the wider "eco-development" on the site. It is anticipated that 3,000 of these will be provided by 2026.

B.27   The eco-development at North West Bicester is coming forward as part of the Government's eco-town programme. As such, the Government has set a number of eco-town standards which all eco-towns should achieve. One of these is that an economic strategy should be produced for each eco-town which should help deliver a minimum of one job per dwelling. For North West Bicester, this will mean providing 5,000 jobs over the lifetime of the development. The Core Strategy estimates that 3,000 homes will be provided by 2026 and therefore sets a target of 3,000 jobs within this period.

B.28   The precise nature and location of these jobs will be set by a master plan that will be prepared for the North West Bicester allocation. The Concept Study which the Council undertook in 2009 estimated that approximately 32 hectares (9% of the total area of the development) would need to be set aside as employment areas. This would provide for business space for offices, workshops, factories and warehousing (B1, B2 and B8 uses), but not for retail and leisure jobs which would be located in local centres.

RAF Bicester

B.29   RAF Bicester is located on the north eastern edge of the town. It comprises a 'Domestic Site' and 'Technical Site' together with the large open space of the flying field. English Heritage has described the site as "the best preserved bomber airfield dating from the period up to 1945". The whole of the site is a conservation area, which was reviewed and extended in 2008, and most of the buildings and structures are protected by listing and scheduling.

B.30   The MOD has declared RAF Bicester as surplus to defence requirements. The domestic site has been put up for sale and the technical site is currently subject to preliminary legal processes. The Council worked with the MOD and English Heritage and prepared a planning brief for the site in 2009. This brief recognises the complex issues, and the unique opportunities, raised by the site and the need to maintain and re-use its historic buildings and the flying field. Accordingly, the brief proposes a "conservation-led" approach to the site, recognising that finding a use which can best preserve the sensitive historic fabric of the buildings may require a flexible approach in terms of the use to which the buildings are put.

B.31   The Planning Brief indicates that employment uses on both the Domestic and Technical Sites would be appropriate, and if both of these areas were re-used for employment uses, this would be an area of 12 hectares (although much of this is landscaping). It does, however, also propose a range of other uses including residential, nursing home, hotel and educational uses on the Domestic Site, and aviation, museum, cultural, sport and community uses on the Technical Site.   It is considered that, whilst RAF Bicester may have the opportunity to provide employment opportunities to meet the needs of the town, the need to consider other (in some cases preferred) uses on the site means that the level of employment use that is likely to be achieved on the site is uncertain.

Bicester Town Centre

B.32   Bicester town centre is the second largest centre in the district. It is predominantly linear, running along the length of Sheep Street from Launton Road and Market Square in the south to St. John's Street to the north. To date, the main retail focus is the southern end of Sheep Street and part of Crown Walk. Much of the centre, including Sheep Street and Market Square, lies within the Bicester conservation area.

B.33   The Council, which owns most of the car parks within the town centre, is at an advanced stage in bringing forward a major expansion of the town centre with development on the Bure Place car park. This will provide a foodstore, non food retail, cinema, car park, servicing and other ancillary town centres uses.

B.34   The PPS6 Assessment carried out in 2006 recognised that his scheme would improve the retail offer in the town centre and its overall attractiveness. It recognised, however, that in the period up to 2026, there will be capacity for approximately a further 12,000 sq m of comparison floorspace. It should be noted that this report was prepared before the eco-town programme which has resulted in the identification of the eco-development at North West Bicester. The Council is currently revising the Assessment to consider the additional impact of this development on the town centre.

B.35   It is important that the Core Strategy identifies land that will help meet the needs of the growing town, both by re-affirming its commitment to the development of the Bure Place car park, and by identifying a boundary for the town centre within which future proposals can be considered.

Policy BIC 3

Supporting Bicester Town Centre (Proposals Map 3)

Shopping, leisure and other town centre uses will be supported within the boundary of Bicester town centre as shown on the proposals map in accordance with Government planning policy.

Policy BIC 4

Strategic allocation - Land at Bure Place car park (Proposals Map 3)

Land at Bure Place car park, as shown on the proposals map, will be developed to provide new food and non-food shopping, a cinema, additional car parking and other town centre uses.

B.36   This 3.07 ha site lies immediately to the west of Sheep Street and is currently the largest town centre car park. It has long been an aspiration of the District Council to see the site redeveloped to increase the range of uses in the town centre and particularly to bring a cinema to the town. The redevelopment of this site was promoted in the Cherwell Non Statutory Local Plan. Planning permission has now been granted on this site, and it is hoped that construction will commence in 2010.

Meeting Bicester's Infrastructure Needs

Open space, sport and recreation

B.37   As indicated under B.12 above, the evidence base studies have identified a number of existing deficiencies and future shortfalls of open space, sport and recreation provision in Bicester. Some of these deficiencies can be met through improvement to the quality of and access to existing facilities, and using existing areas of one type of open space to meet deficiencies in another type. In addition some new provision will be required.

B.38   The Playing Pitch Strategy Action Plan indicates that existing deficiencies in playing pitch provision can be addressed through conversion of adult to junior football pitches, developing dual use agreements for community access to schools facilities, and new pitches to be provided as part of the committed development at South West Bicester. However some of the existing deficiencies in open space provision will require the allocation of land through the LDF, as follows:

- 10.9ha parks and gardens
- 4.6ha amenity green space
- 5.4ha allotment provision

B.39   The Playing Pitch and Green Spaces Strategy estimated that the following additional provision is required to meet needs to 2026:

- 4 junior football pitches
- 2 mini-soccer pitches
- 2 additional cricket pitches
- 2 additional rugby pitches
- 7ha park

- 3.4ha natural/semi-natural space through new provision/public access agreements to privately owned sites
- 4.2ha of amenity open space
- 6.58ha of children's playspace to be met through new equipped play areas and additional play opportunities using other open space
- 1 Multi Use Games Area
- 3 tennis courts
- 2.6ha of allotments

B.40 These strategies were formulated before proposals emerged for an eco-development at North West Bicester and the preferred distribution of development in the district had been established, and as a result future needs will need to be updated prior to the submission Core Strategy.

B.41 Policies I 3 and I 4 will be used to help address existing deficiencies in provision and future development needs, in addition to the following policy:

Policy BIC 5

Meeting the Need for Open Space, Sport and Recreation in Bicester

As part of measures to address current and future deficiencies in open space, sport and recreation provision in the town we will:

- Seek to establish an urban edge park around the outskirts of the town, linking existing green spaces with public footpaths/cycleways to create a circular route with connections to the town centre and the countryside beyond. Development that would prejudice this objective will not be permitted.
- Encourage proposals for the restoration and use of Stratton Audley Quarry for informal outdoor recreation, provided that the proposals are compatible with the site's designation as a Local Wildlife Site and partial SSSI

B.42 Whilst new development can only be expected to make provision for its own needs, the most effective way of planning for some of the current and future requirements may be through integrating provision with the planning of strategic sites, and this will be investigated in more detail prior to the submission of the Core Strategy so that strategic provision can be indicated on the Proposals Map, and details on the components of open space and recreation provision can be contained in a detailed strategic site policy. Any additional non-strategic allocations required will be contained in the Delivery DPD.

B.43 The proposed urban edge park is the continuation of a long term objective to address the poor distribution of open space in Bicester. The policy aims to maximise the value of existing open spaces by increasing their accessibility and linking them to each other through a network of footpaths/cycleways, and create new areas of open space to contribute towards the network of provision, improving green infrastructure links. The core of the network is currently centred to the north, south and east of the town, formed by strategic areas such as Pingle Fields, Bicester Fields, and land in the Town Council's ownership adjacent to Skimmingdish Lane. Committed development at South West Bicester and Gavray Drive will contribute to the network. In addition there are a number of areas in private ownership used informally for recreation purposes which contribute to the network, albeit there is currently no secured public access.

B.44 The proposed strategic allocation at North West Bicester (together with the reserve allocation at South West Bicester should it be required) provide the opportunity to extend the network to the west of the town, and in combination with the urban edge park should offer the opportunity to address the existing

shortfalls in parks and gardens and amenity open space provision together with some of the estimated future needs of the town. It may also provide the opportunity to establish a community woodland between south west Bicester and Chesterton, which would assist in meeting the Cherwell BAP objective of securing a community woodland in the Bicester area, and regional policy objectives to increase woodland habitats in the South East region. The proposed network will be investigated further to establish the components of provision and delivery mechanisms to enable land allocations to be indicated in more detail within the Core Strategy/Delivery DPD as appropriate.

B.45 Stratton Audley quarry is the subject of a County Council planning permission for infilling to form a country park, with the consent having been partially implemented. The principle of a country park is supported; the site is close to the edge of Bicester making it easily accessible to the town's residents and could assist in the establishment of long distance links from the town to the villages and countryside beyond.

Cemetery provision

B.46 As indicated under B.12 above, Bicester cemetery is nearing capacity and there is limited opportunity to increase the capacity of the existing cemetery. It is evident that a site for a new cemetery needs to be secured as a matter of urgency. Bicester Town Council has already undertaken a considerable amount of investigative work and although work is continuing, it is estimated that a site of approximately 4 hectares is required to accommodate a cemetery and area for green burial. The District Council is working with the Town Council to identify a suitable location and at the present time a site within the North West Bicester eco-development offers the best opportunity for early delivery.

Policy BIC 6

Cemetery provision in Bicester

We will continue to work with Bicester Town Council to identify and secure a suitable site as part of strategic development at Bicester, to enable delivery of a new cemetery for the town at the earliest opportunity. Developer contributions will be sought towards the establishment of the facility.

B.47 Investigations are continuing on the size of site required, and land will need to be surveyed to confirm initial findings on the suitability of ground conditions and inform the decision on where the cemetery should be located. Further details will be included in the submission Core Strategy.

B.48 A new cemetery is required to meet the needs of future development in the town, in addition to the existing population. As such developer contributions will be sought from new development in the town towards the establishment of the facility. Further details will be contained in the Planning Obligations SPD.

B.2 Banbury

Banbury Today

B.49   Banbury is the largest of Cherwell's two towns and is a commercial, retail, employment and housing market centre for a large rural hinterland. It is identified as a Primary Regional Centre in the South East Plan. Although still a market town, Banbury expanded rapidly in the 1960s to assist in dealing with London's housing needs. Since then, it has seen continued economic and population growth in part due to the construction of the M40 motorway.

B.50   Banbury's major employers are the Horton General Hospital to the south of the town centre (about 1200 people) which serves North Oxfordshire and neighbouring areas, Kraft (about 1000 people) to the north of the town centre, and the District Council based in the adjoining village of Bodicote to the south (about 700 people). The main employment areas are to the north and east of the town.

B.51   The town has two residential areas which suffer significantly from deprivation - Bretch Hill, an ex-local authority estate built to the west to accommodate overspill from London and Grimsbury, a mainly Victorian area to the east of the town centre which also has ex-local authority housing. Grimsbury has relatively high numbers of people from ethnic minority groups.

B.52   Banbury experienced major retail redevelopment in the 1990s (Castle Quay) which has brought great benefits to the town centre but which has also made it more challenging for the historic High Street area. Areas of land east and west of the railway station to the east of the town centre have been in need of regeneration for some years. The easternmost area - the former Cattle Market and adjoining land - has now been developed. The 'Canalside' industrial area to the west is more challenging as it is in active use by a wide range of businesses.

B.53   Banbury is located on the River Cherwell / Oxford Canal corridor and its development potential is constrained by sensitive landscape and topography in most directions. This includes the Cherwell Valley, Sor Brook Valley and significant ridgelines.   Banbury experienced serious flooding in 1998 and to a lesser extent in 2007. A flood alleviation scheme is in the process of being delivered and impinges on the Strategy. The M40 is both an opportunity and constraint. Junction 11 lies immediately to the north east of the town and the motorway runs close to the town's eastern perimeter. Traffic must pass through the town centre or through residential areas to travel between Junction 11 and the south side of town.

Banbury's Key Issues

Economic Issues

B.54   Banbury's economy is focused on manufacturing, distribution, service industries, local government and health. Generally it has had very low levels of unemployment and a high demand for labour. However, there is a need to further diversify its economy, to attract more highly skilled businesses, to increase the levels of education, training and ambition in the town and to continue addressing the impact of the recent recession. In recent years the major manufacturers Hella (automotive parts) and SAPA (aluminium) have left the town with the loss of about 800 jobs.

B.55   The key economic issues facing Banbury are:

- ensuring the town remains competitive so that it retains and attracts major employers
- addressing the impact of recession on the unemployment level: in February 2009 the number of job seeker allowance claimants in Banbury had risen to 4.1%, significantly higher than for

other Oxfordshire towns (e.g. Bicester - 1.9%, Oxford - 2.3%, Witney - 2.2%). In areas of Grimsbury and Castle Ward and Banbury Ruscote ward unemployment as a percentage of working age population was at 8.2% and 7.4% respectively, again the highest in Oxfordshire
- the need to improve standards of education and training: five areas within Banbury Ruscote ward and one in Banbury Neithrop are in the worst 10% in England in terms of skills, education and training. GCSE performance is below county and national averages. A third of residents have no qualifications. There is an above average concentration of people employed in low-skilled and lower paid occupations
- maintaining a strong manufacturing sector but further diversifying the economy and creating more higher skilled and knowledge based job opportunities
- the need to improve the overall attractiveness of the town as a place to live and work
- the need to improve the appearance and vitality of the town centre outside of the Castle Quay shopping centre

Community Issues

B.56 Banbury faces some challenging community issues. Addressing deprivation in the Ruscote, Neithrop and Grimsbury and Castle wards is a priority and many of Banbury's main social issues are related, but not confined, to the complex problems of deprivation. This includes educational attainment, teenage pregnancy, anti-social behaviour, child well-being and access to services and facilities and affordable housing. This Strategy needs to provide for new development in a way that helps deal with Banbury's social issues and provide necessary community facilities.

B.57 The key community issues facing Banbury are:

- the need to address high levels of deprivation in certain areas: two areas of Banbury Ruscote ward are in the 20 per cent most deprived areas nationally. Three areas of Banbury Ruscote Ward are ranked in the worst 10% in England for Child Well-Being. A further five Banbury areas are within the worst 25%.
- the need to foster social cohesion, integration and equal opportunity: Banbury has a diverse population, with higher concentrations of people of non-white ethnic origin than elsewhere in the district, many of whom live in the more deprived areas
- the need to reduce the incidences of teenage pregnancy, anti-social behaviour and to improve educational attendance and attainment
- the need for affordable housing a more diverse private rented housing sector
- the need to improve access to services and facilities and to address deficiencies. A new ground is needed for Banbury United Football Club, the town is lacking 11 junior football pitches, 1 cricket pitch, children's playspace, allotments and tennis court provision. There are deficiencies in natural/semi-natural green space. Accessibility to open space and recreation opportunities is also mixed. The provision of community halls is under review. Improved cultural facilities are also needed.
- new community infrastructure will be required to accommodate new development. This includes 6 junior football pitches, 2 mini-soccer pitches, 2 cricket pitches and 3 rugby pitches; parks and gardens (3.28ha), natural semi-natural green space (3.67 ha), amenity green space (3.44ha), children's playspace (5.41ha), 2 Multi Use Games Areas, 2 tennis courts, 1 bowling green and allotments (2.14ha). New cemetery space is also needed.

Environmental Issues

B.58 Banbury's rapid post-war and continuing expansion has placed great pressures on its built environment. The quality and distinctiveness of the town centre, Banbury's residential areas, its green spaces and its employment areas are important to the well-being of existing residents and to attracting new businesses and people to come to the the town. Growth has pushed the built-up perimeter of the town close to major landscape and other constraints and managing further expansion is a major challenge. Improving the town's river / canal corridor and continuing with regeneration to improve the environment and make effective and efficient use of land is also necessary. Banbury has some deficiencies in 'green' infrastructure which also need to be considered.

B.59 Banbury's key environmental issues are:

- managing growth in a way that will not unacceptably harm important natural and historic assets
- the need to manage traffic congestion and to provide more opportunities to travel more sustainably
- preserving and enhancing the quality and distinctiveness of the urban area including the historic street pattern of the town centre
- the need to improve the river / canal corridor to improve the setting of the town centre, make more efficient and effective use of land and enhance its ecological value
- managing traffic congestion
- securing the flood alleviation scheme for the town
- improving access to natural and semi-natural green space
- the need for more publicly accessible woodland and protecting existing areas of urban woodland
- protecting the ecological value and the historic rural character of the Salt Way.

Our Vision and Strategy for Banbury

Banbury in 2026

Our Vision for Banbury

By 2026, Banbury will have become a larger and more important economic and social focus for its residents, for business, and for a large rural hinterland.

Levels of deprivation will have reduced, the town will have a more diverse economic base and new employment areas will have been established.

4,800 new homes will have been constructed of which 1200 will be 'affordable'. New services, facilities and cultural and recreation opportunities will have been provided. A new football ground will have been provided. There will be more natural and semi-natural open space accessible to the public including new wooded areas.

The town centre will be the heart of the town; a place that builds on our heritage and natural assets, but also embraces change. The quality and distinctiveness of the built environment will have improved, particularly as a result of Canalside regeneration and the construction of new urban extensions. There will be more opportunity to travel on foot, by cycle and by bus and traffic management measures will have been implemented.

A Spatial Strategy for Banbury

> **The Spatial Strategy for Banbury**
>
> Our strategy for delivering Banbury's vision:
>
> - bring about Canalside regeneration for the benefit of the whole town
> - ensuring implementation of the permitted urban extension at Bankside
> - support the role of the town centre by creating opportunities for further growth to meet the needs of local people
> - help reduce the level of deprivation by securing benefits achieved through specific development proposals and by economic growth and diversification
> - secure a site that will deliver a new ground for Banbury United Football Club in an accessible location
> - provide for new development that will bring with it new open space and recreation opportunities
> - plan new development in a way that will improve access to natural and semi-natural green space and promote opportunities for new publicly accessible wooded areas
> - provide for new development in accessible locations which will provide good opportunities for improving and accessing public transport services, for delivering and using new cycleways, for travelling on foot and for minimising the impact on the highway network and traffic congestion.

Our Objectives for Banbury

Economic Objectives

B.60   Providing for economic growth and diversification is necessary to increase the number of economically active residents, to lower unemployment to pre-recession levels, to provide more training opportunities and to encourage more ambitious educational attainment. This will help provide a broader range of employment opportunities and potential access to more higher skilled jobs. We wish to encourage a wider range of employers into the town and create the conditions that will help reduce deprivation and improve the attractiveness of Banbury as a place to live, work and visit.

B.61   Our economic objectives for Banbury are:

> **Our Economic Objectives for Banbury**
>
> LO 9. To improve the attractiveness of Banbury to employers, particularly higher skilled and higher technology businesses by providing suitable employment land, delivering regeneration and improving the quality of the built environment
>
> LO 10. To help disadvantaged areas by providing a wider range and higher skilled job opportunities, bringing about more potential for training and more incentive for further and higher education
>
> LO 11. To improve the vitality, viability and distinctiveness of Banbury town centre, to assist the competitiveness of the High Street, Parsons Street, Calthorpe Street and Bolton Road areas and to ensure the town centre is complemented and not undermined by Canalside regeneration.

Community Objectives

B.62   The emerging Sustainable Community Strategy emphasises the importance of addressing deprivation in Banbury, of reducing inequality, crime, anti-social behaviour and teenage pregnancy, and of delivering affordable housing. It looks to improving the skills and aspirations of young people and the opportunities open to them. It aims to provide better access for new communities to services and the provision of affordable recreational opportunities to help residents of all ages stay healthy. It also highlights the need to secure the long-term future of Banbury's Horton District General Hospital.

B.63   Our community objectives for Banbury are:

Our Community Objectives for Banbury

LO 12. To provide for new development so that it contributes to reducing levels of deprivation, maximises opportunities for access to and the maintenance of services and facilities, for providing affordable housing and the provision of recreational opportunities

LO 13. To ensure that new development creates mixed and cohesive communities, a sense of belonging and reflects the needs of an ethnically diverse population.

Environmental Objectives

B.64   The major environmental challenges at Banbury are managing growth in a way that will not unacceptably harm areas of sensitive landscape around the town; which will preserve and, where possible, enhance natural and historic assets; which will increase biodiversity, improve the built environment and which will maximise the opportunity for sustainable traffic management and reducing carbon emissions.

B.65   Our environmental objectives for Banbury are:

Our Environmental Objectives for Banbury

LO 14. To regenerate land east of Banbury town centre and west of the railway line to improve the setting of Banbury town centre, the river/canal corridor and make effective and efficient use of underused land

LO 15. To enhance Banbury's biodiversity, its natural assets and green spaces, to provide more wooded areas and to minimise the impact of new development on the natural environment

LO 16. To improve the quality and distinctiveness of Banbury's built environment.

Meeting our Objectives

Housing for our Communities

B.66   Mixed use strategic development sites delivering housing, services and facilities and contributions to local infrastructure are considered to be the most sustainable way of meeting Banbury's housing needs and addressing the issues facing the town. We have sought to identify sites which will maximise benefits in terms of providing new homes and affordable housing, address deprivation, encourage

economic growth and achieve good urban design, and to balance this with the need to minimise the use of natural resources, the harm to nearby villages and the surrounding the landscape, and the pressure on the road network.

B.67   A major strategic site of some 1092 dwellings has already been permitted for the south east of Banbury at Bankside which will bring with it a new primary school, park, playing fields, shops, community facilities and employment opportunities. The regeneration of the former Cattle Market site and adjoining land is in its latter stages bringing with it approximately 500 new dwellings to the east of Banbury Railway Station, close to the town centre. The following proposals for Banbury will complement these developments in delivering the vision for the town.

Banbury Canalside

Policy BAN 1

Strategic Allocation 4 - Banbury Canalside (Proposals Map 4)

Banbury Canalside will be redeveloped to provide up to 1200 new homes, retail, office and leisure uses up to a maximum of 17,500 sq m, a one form of entry primary school, public open space, pedestrian and cycle routes including new footbridges over the railway line, river and canal, and multi-storey car parks to serve Banbury railway station and residents.

Development proposals will be expected to be in accordance with a Supplementary Planning Document (SPD) adopted for the site. Proposals must be based upon a comprehensive and detailed masterplan for the whole allocated area and must set out how it is anticipated that planning applications will be made for each part of the site.

B.68   Banbury Canalside is the name given to the land between Banbury Town Centre and Banbury Railway Station and is shown at Proposals Map 4. The successful regeneration of Canalside and its potential to act as a catalyst for change in the town has been a key component of Cherwell District Council's planning and regeneration aims for a number of years.

B.69   The Council identified land at Canalside in the first draft of the Non-Statutory Cherwell Local Plan 2011 in February 2001 as part of a wider regeneration area. More recently, the Council has been working with the Homes & Communities Agency (HCA) to develop a vision for the comprehensive redevelopment of the site. In 2008 the HCA commissioned a study to inform preparation of the Core Strategy. The conclusions of this study were reflected in the 'Core Strategy: Options for Growth' document published by the Council for public consultation in September 2008. The document identified Canalside as one of a number of possible strategic sites for housing and other development in Banbury to 2026.

B.70   Since then a project team, consisting of the District and County Councils, the HCA and consultants LDA Design and Savills, has worked to prepare a viable vision and indicative masterplan to regenerate this area and create a vibrant new sustainable community. Redevelopment would bring about significant environmental benefits in terms of the appearance of the built environment and attractiveness of the town centre, the quality of the river and canal corridor and the effective and efficient use of previously developed land. The wider community would benefit from new services and facilities, leisure uses and open space. Banbury's economy would benefit from the regenerated appearance of the area and from new retail, leisure and office uses. Other, new 'industrial' employment opportunities will be provided elsewhere.

West of Bretch Hill

> ## Policy BAN 2
>
> **Strategic Allocation 5 - West of Bretch Hill (Proposals Map 5)**
>
> Land west of Bretch Hill will be developed with up to 400 homes to provide an integrated extension to the Bretch Hill area, to provide a mix of housing and physical and social infrastructure that will assist in reducing the high levels of deprivation in western Banbury, and to provide a significant positive contribution to improving the built environment. The development will include the provision of strategic public open space and other green infrastructure. Strategic landscaping proposals will be expected to satisfactorily accommodate the development in a sensitive and historic landscape setting and to improve the appearance of Banbury's western edge within the landscape.

B.71 Helping to address the high levels of deprivation in parts of Banbury is important to the delivery of the Core Strategy. In areas of western Banbury, nationally low levels of child well-being, recently rising unemployment, low levels of education and training, and relatively high levels of teenage pregnancy are particular problems. The Oxfordshire Partnership and Cherwell Community Planning Partnership are seeking to address issues of deprivation in both western Banbury and in the Grimsbury area to the east of the town centre.

B.72 The identification of a strategic development site to the west of Bretch Hill will provide an important contribution to reducing deprivation in western Banbury by providing new housing and associated facilities and improvements to the built environment, but perhaps more significantly by providing opportunities for contributions and linkages to long-term community based projects and schemes designed to specifically address problems of deprivation and help community development.

B.73 Work on landscape sensitivity confirms that accommodating development in this area will be challenging. The ridges and slopes and historic environment to the west of Banbury, and the rural character of, and important views from, the Banbury Fringe Circular Walk in this area will all warrant a very carefully designed development. The boundary of the site shown on Map 5 in Appendix 6 extends to Stratford Road to the north and the bridleway to the west. However, the whole of this area will not be developed. It is important that the rural character of the bridleway is maintained and that open space and landscaping is used to protect the character, appearance and setting of the Drayton Conservation Area and Wroxton Abbey parkland and the listed Withycombe Farmhouse to the south. The relationship with the wider landscape will also need careful consideration. Whilst some impact will be inevitable, the potential community benefits are considered to be overriding justification for strategic development in this area.

Bankside Extension

> ## Policy BAN 3
>
> **Strategic Allocation 6 - Land at Bankside (Proposals Map 6)**
>
> Land to the south of the permitted urban extension at Bankside will be developed to provide 400 new homes and strategic sport facilities with public open space. Land for a new football ground and training pitch for Banbury United Football Club will be provided to deliver Strategic Allocation 4 - Canalside.

B.74   It is currently anticipated that the permitted urban extension at Bankside to the south east of Banbury will see the 1092 new homes being constructed from 2012 to 2017. The development will change the existing rural character of the area north-east of Bodicote on the eastern side of Oxford Road but will provide much needed new homes, including affordable housing, services and facilities including a new primary school, and public open space. In this changing context, landscape sensitivity work demonstrates that there is high capacity for this area to receive some additional development.

B.75   Additional development in this area would enable the consolidation of new infrastructure such as school provision, sport facilities and public open space. Land would also be available to provide a new football ground for Banbury United to replace the existing ground which would be redeveloped as part of the proposals for Canalside. This would provide the potential for some joint sharing of facilities such as car parks with the Banbury Rugby Club already located off Oxford Road at Bodicote.

Reserve Allocations

B.76   As explained in our strategy for Bicester, there are of course risks associated with housing delivery. At Banbury, the proposals for Canalside pose the most significant risk because of the complexity of the issues involved in land assembly, in making the site ready for development and in delivering regeneration.

B.77   To provide contingency against the risk of delay to the redevelopment of Canalside, two reserve strategic allocations are proposed: first, land west of Warwick Road; and second, land north of Hanwell Fields. Our section on 'Monitoring Delivery' sets out how this will be managed.

Policy BAN 4

Reserve Strategic Allocation 2 - West of Warwick Road (Proposals Map 7)

Land West of Warwick Road will be allocated as the first reserve strategic site for Banbury to provide up to 400 homes and associated services, facilities and other infrastructure. The site will only be released for development if required to meet Cherwell's defined housing requirements in accordance with monitoring policies.

Policy BAN 5

Reserve Strategic Allocation 3 - North of Hanwell Fields (Proposals Map 7)

Land North of Hanwell Fields will be allocated as the second reserve strategic site for Banbury to provide up to 400 homes and associated services, facilities and other infrastructure. The site will only be released for development if required to meet Cherwell's defined housing requirements in addition to West of Warwick Road and in accordance with monitoring policies.

B.78   Although these reserve sites do not offer the same advantages as West of Bretch Hill in addressing deprivation in western Banbury, nor as Bankside in providing a new football ground, the potential shared use of facilities and the consolidation of new infrastructure with the approved urban extension, in landscape sensitivity terms, both of these areas have high capacity to accept development (compared to the moderate capacity to the south and south west of Banbury) and are potentially deliverable.

B.79 As explained in relation to Bicester, our monitoring proposals at Section D seek to ensure that housing delivery is maintained to 31 December 2026 at South East Plan levels. Again, should these reserve sites not be required to meet South East Plan requirements, their suitability to meet future requirements beyond 2026 would need to be fully reconsidered in a review of the Core Strategy together with all other reasonable alternatives.

Developing a Sustainable Local Economy

Economic Growth

B.80 Banbury has undergone considerable growth over the last 20 years and the Council's current Economic Development Strategy (2007-2011) (EDS) believes this will continue in the long-term. The EDS considers that there will be a reduction in the size of the town's manufacturing sector (in common with UK trends) however since much of this is in higher value and specialised areas which are more dependent upon skilled input, it is of great importance that the sector remains an important local employer. The town has a strong industrial heritage and the EDS sees this evolving over the 21st century into a robust engineering economy driven by flagship sectors such as motor sport and advanced materials.

B.81 A key challenge for the LDF will be to ensure that the needs of both existing employers seeking to relocate and expand, and new businesses moving to the area can be met. This is a particular issue as this Draft Core Strategy seeks to regenerate the canalside area of the town. This 24 hectare area includes a number existing businesses and it will be important that there are sites and help available to relocate any of these that wish to develop locally.

B.82 Banbury has the largest supply of employment land in the district and the Council's Employment Land Review (2006) identified a range of available sites totalling over 46 hectares. Some of these are allocations in the current Cherwell Non Statutory Local Plan. Whilst many of these are non strategic, one site is considered to be of strategic importance to securing Banbury's long term supply of employment land and is therefore allocated in this Core Strategy.

Policy BAN 6

Strategic Allocation 7 - Land west of M40 (Proposals (Map 8

Proposals for employment generating development on the land identified at Proposals Map 8 to the south of Overthorpe Road and to the west of M40 will be permitted.

B.83 This 21 hectare site occupies an important position adjacent to the M40 and close to other employment uses in the area. The land is owned by Thames Water Plc and is surplus to requirements following improvements to the Banbury sewage works. The land may be contaminated and any threat of contamination will need to)be adequately addressed prior to development.

B.84 In accordance with the aims of the Council's Economic Development Strategy to continue to attract better quality jobs in high-value sectors, it is considered that development should be predominantly a mix of B1 and B2 uses. It is recognised, however, that the Highways Agency has previously expressed concerns that if the land were developed for high density employment uses such as offices, high levels of traffic would be generated that would add to congestion at Junction 11 of M40 and in particular on its slip roads. This concern is also shared by Oxfordshire County Council which has

concerns over traffic growth on local roads. In view of this, any applicant will be required to prepare a transport impact assessment so that the potential transport impacts of future development are fully understood.

Banbury Town Centre

Policy BAN 7

Supporting Banbury Town Centre (Proposals Map 9)

Shopping, leisure and other town centre uses will be supported within the boundary of Banbury town centre as shown at Proposals Map 9 in accordance with Government planning policy.

B.85   Banbury town centre is the largest shopping and service centre within Cherwell District. It is recognised in the South East Plan as one of two primary regional town centres in Oxfordshire (the other being Oxford), and as such should be a focus for a range of town centre uses as set out in Government Planning Policy (PPS4). The town centre has approximately 56,000 sq m of shopping floorspace as well as leisure, cultural, commercial and civic uses.

B.86   The old heart of the town centre is the Market Place, and much of the town centre lies within the Banbury conservation area. The town centre has, however, grown significantly in recent years to the east with the opening of the Castle Shopping Centre in 1974 and its expansion into the Castle Quay Shopping Centre in the last decade.

B.87   The Council has worked with the Banbury Town Centre Partnership to develop a spatial strategy for Banbury and this has informed this Core Strategy. The spatial strategy identifies a vision for the town centre and from this a number of themes emerge:-

- We need to create more natural flows of people between the various quarters of the town centre
- We need to encourage a broad mix of uses within the town centre and ensure there is a "human dimension" throughout the day
- The town centre should be accessible by a variety of transport options
- We should make the most of our assets (our waterways, built and cultural heritage); using features and focal points to create and maintain the uniqueness and sense of community ownership.
- We should promote a wide variety of activities at all times of the year
- We need to reflect and adapt to changes yet protect the asset of the town centre.

B.88   The spatial strategy, informed by a PPS6 Assessment carried out by the Council in 2006 (Appendix 2), identified a number of areas where it was considered that there is development potential. This work has been further supported by more recent Council studies in the canalside areas and at the former Spiceball Sports and Leisure Centre. On the basis of this work, the following issues are identified as of strategic importance that should be addressed in the Core Strategy.

- A boundary for the town centre needs to be defined to form the basis upon which appropriate planning applications can be considered and proposals brought forward.
- Key sites which are of strategic importance to the future of the town centre need to be allocated. These are at:

1. Canalside: This area is identified as a strategic housing allocation (see policy BAN 1), to deliver a housing-led mixed-use regeneration of this area. Not all of the Canalside site lies within the town centre however the northern area (between Upper Windsor Street and the railway station) is allocated for retail and commercial uses. This area will form an important link between the railway station and new housing to the south and the heart of the town centre.
2. Land at Bolton Road: This is major opportunity for a retail-led regeneration of this area.
3. Banbury Cultural Quarter: Including land at the former Spiceball Sports and Leisure Centre, this site provides a unique opportunity to regenerate this area and introduce new and improved civic, arts and cultural uses into the town centre.

B.89   The Council commissioned a PPS6 Assessment in 2006 and this has identified a capacity for approximately 47,180 sq m of further comparison floorspace in the period up to 2026. It is important that the Core Strategy identifies land that will help meet this need.

Bolton Road

Policy BAN 8

Strategic Allocation 8 - Land at Bolton Road (Proposals Map 10)

Land at Bolton Road will be developed to provide new shopping and other town centre uses.

B.90   This large (1.5 ha) site lies immediately to the west of the Castle Quay Shopping Centre and to the north of Parsons Street. It comprises a large multi-storey car park, a number of smaller car parks and service areas associated with shopping units fronting Parsons Street, a former car repair workshop and Bingo Hall. The area covered by this policy is shown at Proposals Map 10.

B.91   The PPS6 Assessment carried out for the Council in 2006 identified that this site could offer suitable accommodation for larger retailers and should be given the greatest priority by the Council. The site offers an ideal opportunity to provide significant additional retail floorspace adjacent to the current Shopping Centre and presents the potential to provide a link through to Parsons Street to improve pedestrian circulation in this area which would capitalise on the recent pedestrianisation of Parsons Street.

B.92   The Council is currently updating the PPS6 Assessment and carrying out a more detailed planning study to inform the exact capacity and mix of uses that should be supported on the site. It is anticipated, however, that the site should seek to deliver a mix of convenience and comparison shopping, together with other uses including residential and possibly leisure uses.

Banbury Cultural Quarter

Policy BAN 9

Strategic Allocation 9 - Banbury Cultural Quarter (Proposals Map 11)

Land between the canal and River Cherwell to the north east of the Castle Quay Shopping Centre will be developed to provide a new Cultural Quarter for Banbury town centre .

B.93 The land to the immediate north east of the Castle Quay Shopping Centre is home to a range of uses including the Mill Arts Centre, a Sports & Social Club, the Banbury Museum, the Chamberlain Court older persons housing development and the former Spiceball Sports and Leisure Centre. It is an area of 2.7 hectares. With the completion of the new Spiceball Leisure Centre in December 2009, a major opportunity has come to redevelop and improve this area to provide the following:-

- A refurbished Mill Arts Centre
- A new library for Banbury
- A public space focusing on the Oxford Canal and improved pedestrian access to to the new Spiceball Centre from the town centre
- Additional car parking with opportunities for commercial and residential uses above.

B.94 The Council is working with the Mill Arts Centre and with the County Council to deliver this project. With the Museum and Arts Centre already established, the site is uniquely placed to deliver the shared vision of the partners to deliver a Cultural Quarter for Banbury which would capitalise on its excellent relationship with other uses in the town centre and in particular the ecological value and recreational potential of its canal and river front location.

Meeting Banbury's Infrastructure Needs

Open space, sport and recreation

B.95 As summarised under the key issues (Section A.2), there are existing deficiencies and future shortfalls in open space and recreation provision which will need to be addressed in part through the LDF. The action plans contained in the Playing Pitch and Green Spaces Strategies recommended deficiencies being met through a combination of improvements to the quality of and access to existing facilities, using existing areas of one type of open space to meet deficiencies in another type (e.g. locating play equipment on some areas of amenity open space), and the provision of new areas of open space.

B.96 Open space should form an integral part of new development and Core Policy I 3 indicates that provision should usually be made on site. The proposed strategic sites shown in Appendix 6 will be expected to make provision on site for open space and recreation to meet the needs of the new development. The precise composition and size of green space provision will be determined in relation to the overall size of development, the character of the site, the overall green space provision in the locality and with reference to the minimum standards of provision set out in Core Policy I 3. More details on the components of open space and recreation provision will be contained in the detailed strategic site policies to be contained in the submission draft of the Core Strategy.

B.97 Whilst new development will only be expected to make provision for its own needs, meeting existing deficiencies will require some land to be allocated in the LDF, as follows:

- 3 junior football pitches
- 1 cricket pitch
- 6.1 ha of allotments

B.98 The following additional provision is required to meet estimated future needs to 2026:

- 6 junior pitches
- 2 mini-soccer pitches
- 2 cricket pitches
- 3 rugby pitches
- 3.3 ha park on the north west outskirts of the town

- 3.7ha of natural/semi-natural space through new provision/public access agreements to privately owned sites
- 3.5ha of amenity open space
- 5.41ha of children's play space to be met through new equipped play areas and additional play opportunities using other open space
- 2 multi-use games areas (MUGAs)
- 2 tennis courts
- 1 bowling green
- 2.1 ha of allotments

B.99   The Council is also aware of some local sports clubs' aspirations to relocate and/or expand current facilities.

B.100   It may be that the most effective way of planning for some of the current and future requirements is through integrating provision with the planning of the strategic sites and this will be investigated in more detail prior to the submission draft Core Strategy. For example, the proposed strategic allocation on land west of Bretch Hill should provide the opportunity to contribute towards provision of a park on the north west outskirts of the town, which could assist in landscaping the proposed development and improving the urban fringe, in addition to providing a facility for the local population. In other cases separate allocations may be required, which will be contained in the Delivery DPD.

B.101   Policies I 3 and I 4 will be used to help address existing deficiencies in provision and future development needs, in addition to the following policy:

Policy BAN 10

Meeting the need for open space, sport and recreation in Banbury

As part of measures to address current and future deficiencies in open space, sport and recreation provision in the town we will:

- retain the long-term objective of seeking to establish a series of open spaces based on the Oxford Canal and River Cherwell linked by public footpaths/cycleways, with the intention of creating a linear park and thoroughfare from the north of the town and Grimsbury reservoir to the new park to be provided as part of the committed development south of Bankside. Development that would prejudice this objective will not be permitted.
- identify a site for the relocation of Banbury United Football Club (see policy BAN 11 below)

B.102   The strategy retains the long-term objective of seeking to establish a series of open spaces based on the Oxford Canal and River Cherwell linked by public footpaths/cycleways. The river canal corridor provides the opportunity for flat, traffic free and pleasant footpath cycleway routes linking residential areas to employment areas, the town centre, railway station and bus station. The provision of these routes is an important measure in seeking to reduce the need to travel by private car. Contributions towards the provision of these routes and areas of open space will be sought from developers when it can be shown to be necessary in order to ensure that the development is adequately served by sustainable transport modes in a safe, segregated environment.

B.103   The regeneration of Canalside (Policy BAN 1) will provide the opportunity to form public access routes alongside the canal and watercourse, together with new areas of open space, improving the amenity and appearance of the area. Whilst much of the land in the river canal corridor lies within the flood

plain there may be other opportunities to improve the open space network; for example the Council's objective of developing a community woodland at Wildmere Wood, which has the potential to contribute to the green infrastructure network of the town, improving the river corridor by providing a screen for the M40 to the north and Wildmere Industrial Estate to the south.

Policy BAN 11

Strategic allocation - land for relocation of Banbury United FC (Proposals Map 6)

An area of 5.1 hectares to the east of the Oxford Road and adjacent to Banbury Rugby Club is identified for sport and recreation use to include a relocated site for Banbury United Football Club.

B.104   The relocation of Banbury United Football Club will be required to enable the regeneration of Canalside (Policy BAN 1). Land adjacent to the Oxford Road alongside Banbury Rugby Club was allocated for formal sports provision in the Non-Statutory Cherwell Local Plan 2011. It is proposed that this site is a suitable location for the re-location of the football club, and as the site is larger than the club requires there is the opportunity for the remainder of the site to be used to address existing shortfalls in provision. There may also be the potential for some sharing of facilities with the adjacent rugby club.

Cemetery provision

B.105   As indicated under Para B.58 above, additional cemetery space will be required during the LDF period to meet the needs of the town. The Town Council has carried out initial investigations and has requested that land be allocated to provide increased burial capacity. However, this does not require a strategic land allocation to be made in the Core Strategy and will therefore be progressed as part of the Delivery DPD.

B.3 Our Villages and Rural Areas

The Rural Areas Today

B.106 Cherwell's rural areas include all parts of the District outside Banbury and Bicester.

B.107 The character of the rural area is varied and includes land of significant landscape and biodiversity value. A small part of the Cotswolds AONB lies within the north western part of the district (see policy SD 10) and to the south lies the Oxford Meadows Special Area of Conservation (SAC – see policy SD 7).

B.108 This environment helps attract tourists to the area to destinations such as Hook Norton Brewery, the Cropredy festival and the Oxford Canal.

B.109 This landscape provides the setting for over 90 villages and hamlets in Cherwell District. Kidlington is the largest of these (population approximately 15,000), and Bloxham the second largest (population of over 3,000).   Each of the villages has its own unique character and many have conservation areas which help to conserve and enhance their historic core. All of the villages have seen growth over the centuries, and some have grown significantly in the 20th and 21st centuries.

B.110 Cherwell's villages can be generally characterised as having a fairly limited number and range of services and facilities, however there are significant differences between villages. The larger villages often have some or all of the following; a post office, primary school, shops, pubs, bus services, recreation areas and community halls and other community facilities. Some also have local employment opportunities.

B.111 Kidlington is one of the urban centres in the district although it has a smaller population than Banbury or Bicester and makes a proud claim to be Britain's largest village. Population estimates for 2007 put the total at 15,437 people (Living in Cherwell, 2009), a decrease of 1.8% since 2001 (likely to be a result of changes in occupancy rates – i.e. a fall in the number of people per household). Kidlington is located only 5 miles north of Oxford City and is located near a major junction connecting 3 separate A roads - the A34, A40 and A33.

B.112 The village centre 'healthcheck' of 2007 found that Kidlington operates as a local shopping centre which primarily serves customers from the local vicinity. The village centre fulfils the role of 'top up' or convenience shopping. Within the centre there was found to be a relatively high proportion of service and office sector dominance whilst outside of the centre, there is a concentration of employment generating development to the west of the village around Langford Lane, with Langford Business Parks, Spires Business Park and the Oxford Motor Park. Oxford Airport is also situated in this area. On its website the Parish Council estimates that this area as a whole employs nearly 4000 workers.

Key Issues in the Rural Areas

Economic Issues

B.113 Most of rural Cherwell's economically active residents commute to their workplaces, and less than a quarter of them work within 5km of home. Rural Cherwell also, however, has a relatively high proportion of home-based workers (28% of total rural workers, which is above the county and regional averages). Kidlington is the exception to this pattern. In recent years it has developed its high technology, office and airport offerings, positioning itself to absorb the potential overflow from Oxford University's spin

off businesses. The Employment Land Review (ELR) recognises that, with well connected and easily accessible business premises, Kidlington is well positioned to continue to provide for overflow demand from Oxford

B.114   The key economic issues facing the rural areas are:-

- addressing the changing needs of the farming community. Farming employment in Oxfordshire has declined by almost 20% since 1990, however farming remains of vital importance to Cherwell's rural identity. In order to remain viable many farms are diversifying into tourism, recreation, food retail and other types of business.
- ensuring that appropriate opportunities for local rural employment and to support home working are encouraged.
- the need to support a vibrant visitor economy in a way which generates wealth whilst also preserving the local environment.
- the need to support the economic role of Kidlington. The ELR undertaken in 2006 highlights the relationship between Kidlington and Oxford in terms of economic growth. The Sustainable Community Strategy highlights the need to explore the full commercial and recreational potential of the Canal and Airport.

Community Issues

B.115   Cherwell District has many attractive villages, however the challenge is whether the lifestyle that they offer can be maintained and improved for all those who live there. High house prices and an emphasis on commuting by private car mean that those of limited means, and those seeking to live, work and access services locally, can be disadvantaged. The Strategic Housing Market Assessment states that Cherwell is the only rural district in Oxfordshire with super output areas in the 20% most deprived in the country.

B.116   The key community issues facing the rural areas are:-

- a lack of affordable homes of all types. There is a lack of private rented homes, social rented housing stock and smaller homes generally. In some areas there is a lack of any new housing coming onto the market at all. House prices are more expensive in Kidlington and the rural areas compared to Banbury and Bicester, leading to migration to the towns.
- the Council's Playing Pitch and Green Spaces Strategies have identified specific communities where deficiencies and future shortfalls in provision exist across the rural area.
- the number of permanent local services (village shops, pubs, schools, GP surgeries) is declining.
- public transport provision is variable across the rural areas. In smaller and more isolated villages, it can be infrequent or non existent.

Environmental Issues

B.117   The character and quality of Cherwell's rural areas are enjoyed by all who live and work there. The need to manage the rural environment and create inclusive, sustainable rural communities, meeting the needs of all those people who live and work there, creates some particular tensions which put pressure on this sometimes fragile environment.

B.118   The key environmental issues facing the rural areas are:-

- The need to protect the biodiversity of the rural areas. In particular, the Oxford Meadows Special Area of Conservation, which is of European importance, is located 2km from Kidlington.
- The need to address the challenges faced by the legacy of major developments that have taken place in the rural areas. In particular, the MOD has developed significant assets across the district, and over time their needs for these will change. The RAF base at Upper Heyford has particular challenges as it is redeveloped for new uses.
- The impact of growth and new development across the rural areas will impact upon the quality, character and landscape setting of villages. Kidlington in particular has been growing steadily throughout the 20th century, and any further expansion needs to be carefully considered in relation to landscape, topography, vegetation and landscape character to prevent pressure on the surviving historic environment.
- Traffic levels are an issue across the rural area owing to the high level of commuting to nearby towns and cities for work. Traffic congestion is an issue for Kidlington. The Sustainable Community Strategy highlights the need to address the issues of the main road bisecting the village, and traffic management.

Our Vision and Strategy for Our Villages and Rural Areas

Our Vision for our Villages and Rural Areas

By 2026, we will have protected the best within our rural areas, and will have created opportunities for the people who live and work there. 3,100 new dwellings will have been constructed including 800 'affordable' homes

Our villages will offer a good quality of life to those living there and will be "lived in" as well as "slept in". To achieve this we will have:-

- Developed a sustainable rural economy offering local employment opportunities,
- Provided opportunities for more affordable housing for local people
- Protected, maintained and improved local services and facilities wherever possible

We will cherish, protect and enhance the beauty of our villages through protecting conservation areas and by promoting high standards of design for new development.

We will have protected and enhanced the beauty and natural diversity of the countryside for the enjoyment of all.

A Spatial Strategy for our Villages and Rural Areas

B.119 Having identified a vision for the rural areas to 2026, we need to set out the strategy for achieving this. As this document will be making decisions about the directions of growth this will need to be a spatial strategy.

B.120 The context for this strategy is the overall distribution of new housing set out in policy H 1. This Core Strategy has an urban focus which deliberately seeks to direct housing towards Bicester and Banbury and consequently reduces the level of growth to be seen in the rural areas. It is the case, however, that there will still be some significant development within the rural areas. Our approach to how this is to be allocated is informed by:-

- the vision for this Core Strategy which seeks to cherish, protect and enhance our natural and built environment and to reduce dependency on the private car
- our vision for the rural areas of seeking to sustain and support our villages so that they can remain a vibrant focus for rural life.

B.121 Our strategy is therefore to distribute this development across a range of our most sustainable villages. In this way, whilst many villages will have to accommodate some additional growth, development can be targeted:-

- at those villages which are most likely to be able to accommodate it,
- where existing rural services and facilities can best be supported through controlled population growth,
- where new people moving into the rural areas have the best prospects of being able to access local shops, services and job opportunities, or can have the best access by means other than the car to nearby towns.

> **The Spatial Strategy for our Villages and Rural Areas**
>
> Our spatial strategy for the rural areas is to:-
>
> - Focus new development onto existing villages with the exception of the major development at Upper Heyford.
> - Distribute growth across the more sustainable villages where there is the opportunity to reduce the need to travel and support local services.
> - Promote opportunities for affordable rural housing in appropriate circumstances.

Our Objectives for the Rural Areas

Economic objectives

B.122   Our vision for our rural areas is that they will be "lived in" as well as "slept in". To achieve this, rural areas must seek to provide appropriate opportunities for new jobs in a way that sustains and supports local communities and has regard to protecting the landscape and built environment of the district.

B.123   Our economic objectives for the rural areas are:-

> **Our Economic Objectives for our villages and rural areas**
>
> LO 17. To support Kidlington's role as a quality centre for office and laboratory based businesses, recognising its proximity to Oxford and the role of Kidlington Village Centre as a vibrant heart of the village.
>
> LO 18. To support appropriate farm diversification proposals and rural employment opportunities where these can support rural communities and are in sustainable locations.
>
> LO 19. To encourage appropriate proposals that can support a vibrant tourist economy in a way which generates wealth for the local economy whilst also preserving the local environment.

Community objectives

B.124   As our district continues to grow, a key challenge for our rural communities will be to steer development towards the most appropriate sustainable locations in a manner which meets the needs of rural communities as far as possible.

B.125   Our community objectives for the rural areas are:-

Our Community Objectives for our villages and rural areas

LO 20. To identify the most appropriate locations for growth across the rural areas in a manner which is in conformity with the South East Plan and accords with the the vision and spatial strategy for the rural areas.

LO 21. To seek to provide good quality, affordable rural housing to meet rural needs.

LO 22. To meet the needs of rural communities for services and for open space, sport and recreation facilities.

Environmental Objectives

B.126 The major environmental challenge for the rural areas is to maintain and enhance the quality of our natural and built heritage in the face of pressures for new development that the district must accommodate.

B.127 Our environmental objectives for the rural areas are:-

Our Environmental Objectives for our villages and rural areas

LO 23. To preserve and enhance the landscape and the rural built environment.

LO 24. To protect and enhance the biodiversity of the rural area.

LO 25. To support a pattern of development across the rural area which reduces peoples' need to travel and maximises opportunities to use public transport, thereby minimising additional levels of traffic on the roads and pollution.

Meeting our Objectives

Housing for our Communities

B.128 In identifying the strategic approach towards new development in our villages and rural areas, this Core Strategy must do three things. It must:-

- determine the overall level of growth to be directed towards the rural areas, and within this between the Central Oxfordshire and North Cherwell areas;
- identify a categorisation of villages to set a framework for considering how proposals within villages will be determined;
- identify an approach for distributing the growth across the different villages within the rural areas.

B.129 The overall level of growth for our villages and rural areas was set out earlier in A.5.3. We are proposing some redistribution away from our rural areas to Bicester in the interests of delivering the proposed North West Bicester eco-development and to ensure that growth occurs in our rural areas as sustainably as possible having regard to the character and appearance of our villages.

B.130 Having determined the overall level of growth for our rural areas, we now need to consider which villages towards which growth should be directed. We do not allocate specific sites within villages as no individual site is considered to be fundamental to the overall strategic delivery of the Core Strategy's approach to growth in the rural areas. Further work is currently being carried out to assess the suitability of individual sites within villages, and this will be published as part of the "Delivery Development Plan Document" in 2011.

Identifying a Categorisation of Villages

B.131 In accordance with our strategy of distributing growth across the more sustainable villages, the Core Strategy has assessed those are the most suitable against a range of factors:-

- population size
- the number and range of services and facilities within the village (shops, schools, pubs, etc.)
- whether there are any particular known issues in a village that could be materially assisted by an increase in housing (for example to maintain pupil numbers at a primary school)
- the accessibility (travel time and distance) of the village to an urban area by private car and public transport (including an assessment of any network constraints)
- accessibility of the village in terms of walking and cycling
- local employment opportunities

B.132 The Council, in association with Oxfordshire County Council commissioned the "Cherwell Rural Areas Integrated Transport & Land Use Study" (CRAITLUS) to assess many of these issues (Appendix 2). Other studies, such as the Council's Strategic Housing Land Availability Assessment (SHLAA) have also informed the choice of suitable villages.

B.133 The principle of categorising villages is well established within the district, with this approach being taken in both the Cherwell Local Plan 1996 and the Non Statutory Local Plan in 2004. The above assessment has shown that such an approach is still broadly appropriate.

B.134 This Draft Core Strategy has also considered the issue of village clustering. This reflects the fact that people living in the rural areas may use services and facilities in other nearby villages. Some villages, which may not necessarily have many services and facilities of their own, are geographically close to villages which do have services and facilities. Those larger villages with services and facilities (the service centre villages) in combination with the smaller "satellite" villages can be considered to form a functional "cluster". Recognising clustering will allow for:

- the support of community facilities (such as shops) in service centres, by locating new development and therefore people/customers close to as well as in service centre villages.
- small sites to come forward for development in satellite villages where sites in service centres may be limited.
- the reduction in length of car journeys in the rural areas (i.e. between satellite villages and service centres.
- where appropriate, the potential for developer contributions to be applied to needs in any village in a cluster

B.135 It is not proposed that clustering forms part of the development strategy in policy RA 2 below as the services and facilities in most satellite villages are too limited to justify allocated development. There is considered to be a role for satellite villages in situations where smaller housing proposals come forward, and this is set out in policy RA 1 below.

Policy RA 1

Village Categorisation

The following categorisation will be used to assess residential proposals that come forward within villages.

Table 6 Village Categorisation

Cat	Village		Type of development
	North Cherwell	Central Oxfordshire	
A	Adderbury, Bloxham, Bodicote, Cropredy, Deddington, Fritwell, Hook Norton, Steeple Aston, Sibford Ferris/Gower	Ambrosden, Begbroke, Kidlington, Kirtlington, Launton, Weston on the Green (*), Yarnton	Minor Development Infilling Conversions
B	Claydon, Clifton, Finmere, Fringford, Hempton, Great Bourton, Lower Heyford, Middle Aston, Milcombe, Milton, South Newington, Mollington, Wardington, Wroxton	Arncott, Blackthorn, Bletchingdon, Chesterton, Islip, Middleton Stoney	Infilling Conversions
C	All other villages	All other villages	Conversions
(*) This village lies partly within and partly outside the Green Belt. In those parts that lie within the Green Belt, only infilling and conversions will be permitted.			

B.136 This policy sets a framework by which unplanned "windfall" residential planning applications within the built-up area of villages can be considered. The appropriate form of development will vary depending on the character of the village and development in the immediate locality. In all cases, policy SD 13 will be applied in considering applications.

B.137 The definition of "minor development" will have regard to the size of the village and the general location of the site within the village structure. Although the scope of new residential development in Kidlington is considered to be limited, it is possible that somewhat larger sites where there is greater housing potential than is envisaged by the policy can come forward for redevelopment. Such proposals would not be ruled out as Kidlington is considered to be the most sustainable location for new development outside of Banbury and Bicester.

B.138 Infilling will be regarded as being the development of a small gap in an otherwise continuous built-up frontage that is suitable for residential development.

B.139 Within the category B villages listed in Table 6 are a number of much smaller villages. These are Blackthorn within Central Oxfordshire and Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, and Wardington within North Cherwell. All of these are considered "satellite" villages within a cluster, as described in paras B.135 to B.136 above. For example, Claydon, Great Bourton, Mollington and Wardington are clustered with Cropredy. Appropriate infilling and minor development for affordable housing in these "satellite villages" may help to meet needs not only within the village itself but also the larger village with which it is clustered.

B.140 This policy includes all those villages that are, in whole or in part, within the Green Belt. The general extent of, and policy for, the Green Belt is set out in Policy SD 12 and on the key diagram. The villages of Kidlington, Yarnton and Begbroke (all "type A" villages) are "inset" villages and therefore development within them under this policy, will not be covered by Green Belt policy. All other villages within the Green Belt, however, are "washed over" by Green Belt designation and these will be covered by policy SD12. In considering any residential proposals in such villages therefore, the requirements of this policy will need to be read alongside those of policy SD 12. This is particularly the case for Islip and those parts of Weston on the Green and Bletchingdon that lie within the Green Belt, where infilling will be permitted. In considering any proposals, the Council will need to have regard to the impact of the infilling proposal on the openness of the Green Belt.

Distributing Growth across the Rural Areas

B.141 In addition to setting out a framework for considering windfall proposals, the Core Strategy must set out an approach for identifying the development of new sites for housing across the rural areas to meet the strategic targets set in policy H 1.

Policy RA 2

Distribution of Housing in the Rural Areas

Development of new housing will be directed to villages across the rural areas as follows:

Table 7 Distribution of Housing in the Rural Areas

North Cherwell		Central Oxfordshire	
Villages	Total no.	Villages	Total no.
Adderbury, Bodicote, Bloxham, Deddington	350	Ambrosden, Launton	180
Cropredy, Hook Norton, Sibford Gower / Ferris, Fritwell, Steeple Aston	250	-	0
Finmere, Fringford, Milcombe, Wroxton	130	Arncott, Bletchingdon, Chesterton, Kidlington, Kirtlington, Middleton Stoney, Weston on the Green, Yarnton	220

The precise number of homes to be allocated to an individual village, and the allocation of sites, will be set out in the Delivery Development Plan Document. This document may put additional measures in place to control the supply of rural housing.

At Bletchingdon and Weston on the Green this development will take place outside that part of the village that is within the Green Belt.

B.142 The villages which are proposed to receive allocated development are set out in the policy. The figure shown is for the number of homes to be distributed across the group as a whole. The Delivery Development Plan Document will set out precise level of development for each village and will make land allocations to meet this target. It is anticipated at this stage that within each group the total number of homes will be divided broadly equally between villages. This will, however, be considered further in the light of evidence from the SHLAA and other work as the Delivery DPD is prepared.

B.143   The choice of those villages that are suitable for allocations has been derived from the same information by which the village categories have been identified (see paragraph B.132 above). The lists are not the same for the following reasons:-

- all of the cluster villages named in paragraph B.140 are not considered suitable for major new development. They may have a small role to play in assisting meeting housing needs in adjacent larger villages, however they are not sustainable villages in their own right capable of accommodating significant levels of new development.
- there is evidence from the Council's emerging Strategic Housing Land Availability Assessment (SHLAA) that some villages are likely to have fewer available housing sites and their identification within the policy has been adjusted accordingly. The SHLAA is still in preparation and it may be that when it is completed, the final list of villages may need to be amended prior to the submission of the Core Strategy.

B.144   Within the policy are two villages that are "inset" within the Green Belt. These are Kidlington and Yarnton. This Core Strategy is not proposing that any amendments to Green Belt boundaries are made around these villages, and therefore any allocations would need to be within the villages. It follows that these villages are therefore likely to have a lower capacity to accommodate new development than other villages where development on the edge of the village is possible. The SHLAA will help to establish more clearly the capacity of these villages and therefore the role they can play in delivering this policy.

B.145   The distribution proposed in this policy will meet the strategic requirements for the rural areas in this Core Strategy in full. No allowance has been made for unplanned windfall sites coming forward. Nevertheless, it is anticipated that such windfall sites will come forward in accordance with policy RA 1 above, and as they do so, they will assist in meeting the requirements of the village for housing under this policy. Therefore, the Delivery DPD may seek to phase the development of any allocated sites within villages so that should windfall sites come forward, some allocated sites can be deleted if they are no longer required.

Rural Exception Sites

> ## Policy RA 3
>
> **Rural Exception Sites**
>
> Cherwell District Council and the Oxfordshire Rural Community Council will work in partnership with Parish Councils and partner Registered Social Landlords to identify suitable opportunities for small scale affordable housing schemes schemes within or immediately adjacent to villages to meet specific, identified local housing needs that cannot be met through the development of sites allocated for housing development.
>
> Arrangements will be secured to restrict the occupancy of the housing to ensure that it continues to meet local needs in perpetuity.
>
> It considering the appropriate number of homes and the form of development, regard will given to village categorisation policy (RA 1).

B.146   Housing is generally less affordable in rural areas than in Cherwell's towns. There are also less new housing opportunities, including social or 'affordable' housing, than in urban areas. This makes it particularly difficult for those who cannot afford market housing including many newly forming households. Allowing opportunities for small scale affordable housing to meet local needs as an exception to policies which restrain development to protect the environment and conserve resources can provide homes for people in rural areas who otherwise might have to move out of their communities.

B.147   Such 'rural exception sites' do not have the same economic value as market housing sites, they can be difficult to bring forward. It is therefore important that the key organisations involved work in partnership.

B.148   In identifying suitable sites, it will be necessary to balance the advantages of providing affordable housing with the degree of harm that would be caused, for example to the appearance of the village, the surrounding landscape or to the historic environment. It will be particularly important that proposals for developments in the Green Belt are able to demonstrate that there are no alternative sites outside of the Green Belt that could reasonably meet the identified needs. It will aways be necessary to avoid unacceptable harm.

Developing a Sustainable Local Economy

Economic Growth

B.149   The approach set out in our spatial strategy for the rural areas is to focus growth into the more sustainable villages. This is in line with Government planning policy set out in PPS4: Planning for Sustainable Economic Growth. This urges economic development to be strictly controlled in open countryside away from existing settlements and outside of areas allocated for development in development plans. It states that local authorities should identify local service centres (which could be a single village or a group of villages) and locate new development within or on the edge of these.

Policy RA 4

Directing Employment in the Rural Areas

The Delivery Development Plan Document will consider whether and where to make any allocations for employment uses within the rural areas. If required, sites will be selected in accordance with the following criteria:-

- They will be within or on the edge of the villages listed in policy RA 2
- They will meet an identified local need
- They will be of an appropriate scale and character to the village and its location
- They will be outside of the Green Belt

B.150   Policy RA 2 above identifies those villages which are considered the most sustainable to accommodate the new housing development required by the South East Plan. These villages are also the most appropriate for any further employment development.

B.151   The Council will be undertaking further work to support the Delivery DPD to inform its understanding of whether sites within the rural areas need to be allocated to meet rural employment needs. Opportunities for developing small 'hubs' of activity to meet local needs will be explored. Any allocations within or on the edge of these villages will need to be of a scale and type that is appropriate to its rural location. Other policies in this Core Strategy will help inform this decision, in particular policies SD 11 (Local Landscape Protection and Enhancement) and SD 13 (The Built Environment).

B.152   Kidlington and Yarnton villages are "inset" within the Green Belt. As is the case with policy RA 2, this policy is not proposing that any amendments to Green Belt boundaries are made around these villages, and therefore any future allocations would need to be within the villages. It is recognised that Kidlington has a very different economic role from the other villages in the district, and accordingly, the need for more employment land here will likely be higher. If there is clear evidence that an identified need cannot be met by a site within the village (i.e. outside of the Green Belt), the Council will need to consider whether a case can be made for reviewing Green Belt boundaries. Any such case would need to demonstrate the very special circumstances why the land should be removed from the Green Belt for employment purposes.

Kidlington Village Centre

B.153   Kidlington Village Centre is the smallest of the three urban centres in the district, and primarily serves the local area. Its proximity to Oxford is partly responsible for the relatively low provision of comparison retailers (3,700 sq m) compared with convenience shopping (3,800 sq m).

B.154   The Centre is compact and includes both the High Street and a parade running south along the A4260 Oxford Road. There is a small arcade, the Kidlington Centre, located off the High Street opposite Sterling Road Approach. Within or adjacent to the Centre are a number of local services including the library, Health Centre and Exeter Hall.

B.155   Local organisations within Kidlington have worked to prepare their own spatial strategy for the Village and have identified a vision for how the centre should grow and evolve. At the heart of this is a perception that Kidlington is failing to achieve its full potential despite its size (17,500 people including those within Gosford and Water Eaton). The main issues that have been identified are as follows:-

- defining robust boundaries for the village centre to allow for future growth

- improvements to the public realm
- creating stronger links between various uses including Exeter Hall which lies over 200 metres from the shops on the High Street.

B.156 The PPS6 Assessment carried out for the Council in 2006 considered that whilst the village centre successfully serves the needs of local people, it was unlikely that it could attract national multiple comparison shops. It also considered that the most suitable site, on the corner of High Street and Sterling Road Approach, had already been brought forward and successfully developed in 2004.

B.157 A key role for the Core Strategy is therefore to identify an appropriate boundary for the Village Centre within which future proposals can be considered.

Policy RA 5

Supporting Kidlington Village Centre (Proposals Map 12)

Shopping, leisure and other town centre uses will be supported within the boundary of Kidlington Village centre as shown on the proposals map in accordance with Government planning policy.

B.158 In terms of improving the public realm of the High Street area, there is currently a Traffic Regulation Order which allows access only to properties along the road. The Council is committed to investigating the potential for varying this Order to create a pedestrian only core period during the day. This project would need to be carried out in partnership with the County Council and public consultation would be carried out prior determining the way forward.

Meeting our Infrastructure Needs

Meeting the Need for Open Space, Sport and Recreation

B.159 As indicated in Section A.5.5, the evidence based studies have identified a number of existing deficiencies and future shortfalls in provision in Kidlington and the Rural Areas. The action plans contained in the Playing Pitch and Green Space Strategies recommended deficiencies being met through a combination of improvements to the quality and accessibility of existing facilities, using existing areas of one type of provision to meet deficiencies in another type, and the provision of new areas of open space. Policies I 3 and I 4 will be used to help address existing deficiencies in provision and future development needs.

B.160 In terms of addressing existing deficiencies in Kidlington, land will need to be allocated for the following:

- 1 new junior football pitch
- A park ideally on the northern outskirts of Kidlington
- 2.2ha of amenity open space with priority provision in South ward
- 1.1ha of allotments

B.161 The following additional provision is required to meet estimated future needs in Kidlington to 2026:

- 1 adult football pitch
- 4 junior football pitches
- 5 mini-soccer pitches
- 0.4ha park ideally on the northern outskirts of Kidlington

- 0.1ha natural/semi-natural green space
- 0.4ha amenity open space
- 0.2ha allotments

B.162   In terms of addressing existing deficiencies in the rural areas, new areas of open space will be required for the following:

- 4.1 ha of amenity open space in Rural North sub-area with priority provision in Adderbury, Bloxham and Bodicote, Cropredy and Wroxton Wards.
- 3.6ha of amenity open space in Rural South sub-area with priority provision in Gosford and Water Eaton, Kirtlington, Launton, Otmoor and Yarnton.

B.163   The following additional provision is required to meet estimated future needs to 2026:

Table 8 Additional Recreation Provision to 2026

Rural North Sub Area	Rural Central Sub Area	Rural South Sub Area
2 junior pitches	1 junior pitch	1 junior pitch
1 mini-soccer pitch	1 mini-soccer pitch	1 mini-soccer pitch
2 cricket pitches	2 cricket pitches	2 cricket pitches
5.3ha of natural/semi-natural green space (through new provision or public access agreements)	1.5ha amenity open space	2.7ha amenity open space
2.6ha amenity open space		1 tennis court
		1 bowling green subject to local demand

B.164   It is important that provision to meet future open space and recreation needs is made in conjunction with new housing, in order to achieve sustainable development. The Core Strategy sets out the framework for housing development in Kidlington and the Rural Areas but site specific allocations will be determined by the Delivery DPD. Any allocations required to meet deficiencies in open space, sport and recreation provision will therefore be included in the Delivery DPD, once the detailed distribution of development in the rural areas is known.

C Delivering the Core Strategy

C.1   This section picks up on all the key infrastructure needs within the district that will be required the development and growth set out in the spatial strategy. The approach to infrastructure planning is set out both in terms of existing deficiencies that need to be addressed and infrastructure that will be required as a result of growth. In order to coordinate the delivery of the Core Strategy a delivery strategy will be prepared as the policies are developed.

C.2   The vision, objectives and strategy for the area will be delivered in partnership with a range of public, private and voluntary sector organisations working together. The Core Strategy cannot be implemented by the Council on its own. The Council is working with a wide range of Government bodies and agencies, the County Council and its agents and the private sector to bring forward the strategy and ensure it is consistent with the plans and strategies relating to adjoining areas. In the event of the strategy not coming forward through partnership working, the Council will endeavour to use all its powers to bring the strategy forward. Initial discussions have taken place with key stakeholders and partners. The involvement of landowners and developers is essential to the delivery of the plan and will continue through the preparation of the Core Strategy.

C.3   The delivery of the strategy takes into consideration the effect of the current economic cycle. The strategy as a whole is designed to be flexible and adaptive to change whilst maintaining the overall vision and objectives over the longer term.

Key Infrastructure Requirements

C.4   In order to ensure the right infrastructure is provided to support the growth set out in the Core Strategy, an initial assessment and evidence gathering of the likely infrastructure requirements has been carried out resulting in a schedule of infrastructure requirements set out in the overview of development contained in Appendix 6. The schedule illustrates the range and scale of infrastructure required to ensure the creation of sustainable communities.

C.5   Early indications of key infrastructure requirements suggest that infrastructure to support the local transport network will be a key priority for the delivery of the strategic site allocations. Infrastructure is integral to the delivery of the spatial strategy and as such the LDF will contain information relating to infrastructure and specific requirements including a Planning Obligations Policy and SPD on Planning Obligations.

C.6   In Banbury, the Draft Banbury Canalside SPD sets out the development and infrastructure requirements for the redevelopment of the area comprising a mix of uses including up to 1,200 homes, retail, office, and leisure (up to 17,500 sqm), primary school, public open space and multi storey car parks. The implementation of the Flood Alleviation scheme is key to the delivery of the Strategy.In Bicester, approximately 340 Ha of land to the north west of the existing town has been identified as a suitable location for an eco development of 5,000 homes and jobs with associated infrastructure, including schools, 40% open space, sustainable transport,community facilities, local shops and services, energy and waste facilities. There are a number of existing issues and deficiencies to be resolved in the Core Strategy. These include identifying a site for Bicester cemetery and the relocation of Banbury United Football Club.

Infrastructure

C.7   The term infrastructure covers a wide range of facilities and services provided by public and private sector bodies. The South East Plan contains a definition of infrastructure which is used as the basis of the delivery strategy in this Plan. It is vital to provide infrastructure to support new development and remedy existing deficiencies.

C.8   Ideally infrastructure should be provided in advance of development in order to achieve the vision and objectives of this Plan. However providing infrastructure prior to development is recognised as one of the major challenges facing the LDF. The Integrated Transport Studies for the two main urban areas and the rural area provide the evidence to support the provision of new and improved transport infrastructure.

C.9   The general approach to infrastructure provision is set out in Section A.5.5. This infrastructure will need to be provided and phased alongside development and in the case of the eco town development there may be a need to provide infrastructure in advance of the development. As a result the Core Strategy sets out the principle of infrastructure requirements but does not contain any detailed requirements particularly in relation to the eco town as this is at a relatively early stage. As part of the infrastructure planning for the Core Strategy, an infrastructure plan has been prepared and is contained in Appendix 6.

C.10   Likely school requirements have been discussed in meetings with Oxfordshire County Council. Further details are awaited from County Council officers on the requirements for school provision as part of the strategic site allocations.

C.11   The Local Transport Plan sets out the likely transport infrastructure requirements and priorities for Cherwell aimed at tackling congestion, safer roads and improving the street environment. The specific schemes and projects are included in the development overview and infrastructure requirements contained in Appendix 7.

C.12   The Council will continue to work with its partners to plan, provide, manage and deliver substantial networks of accessible multi-functional green space.

Delivering an eco-development

C.13   Cherwell District Council will continue to work with Oxfordshire County Council, the private sector and partners to ensure the delivery of an exemplar eco development at NW Bicester. The governance structure is being finalised and a strategic delivery board established to deliver the strategic allocation at NW Bicester. The NW Bicester bid for Eco towns funding sets out an outline of the initial delivery arrangements. The Programme of Development (POD) in the NW Bicester bid sets out the timetable and phasing of development and sets the framework for delivery. It will be refined and developed as the masterplan and early phases of development come forward.

C.14   Cherwell District Council as the lead local authority and local planning authority will oversee the delivery of the project with an internal Eco-town team coordinating the day to day delivery of the development with partners. Additional detail on the NW Bicester eco town will be provided as the masterplanning and delivery framework progresses. This will include more detailed information on the infrastructure requirements, costs and phasing.

D Monitoring Delivery

D.1 Effective monitoring is important to ensure that Core Strategy policies are being implemented and are achieving their aims.

D.2 The Annual Monitoring Report (AMR) is the document that will monitor and report on the effectiveness of policies within the Core Strategy and other Local Development Framework documents. The AMR will report on a range of data to assess whether:

- policy targets have been met, or progress is being made towards meeting them
- policy targets are not being met, or are not on track to being achieved, and the reasons for this
- policies are having an impact in respect of national, regional and local policy targets, and any other targets identified in local development documents
- policies need adjusting or replacing because they are not working as intended
- policies need changing to reflect changes in national or regional policy, and
- if policies need changing, the actions needed to achieve this.

D.3 AMRs are published at the end of each calendar year and report on the previous monitoring year (1 April to 31 March). AMRs produced so far can be viewed online at http:/www.cherwell.gov.uk/index.cfm?articleid=3238 These have focused on measuring the progress of LDF preparation, and on the collection of data for the national set of indicators (discussed below).

The Monitoring Framework

D.4 There are various types of indicators that can be used to measure the performance of policies. The AMRs produced so far have reported on the *Core Output Indicators*. These are indicators set at a national level by Government. They measure quantifiable physical activities that are directly related to the implementation of planning policies and cover issues such as business development, housing development and environmental quality. Data collected on the Core Output Indicators provides useful information which has been used to inform the creation of LDF policies.

D.5 *Local Indicators* can also be used to monitor the output of policies not covered by the Core Output Indicators. These can be selected by each local authority and so will vary according to local circumstances and priorities. A number of draft Local Indicators have been identified so far and are set out in the sections below.

D.6 *Contextual Indicators* can also be used to measure changes in the wider social, economic and environmental background within which planning policies operate. Detailed contextual information has been collected to inform the Sustainability Appraisal reports produced so far. The Sustainability Appraisal process makes use of a series of sustainability indicators (Significant Effects Indicators), for which data will be collected to monitor the significant sustainability implications of the policies and proposals in each Development Plan Document. The existing contextual information will provide the baseline data to which future data can be compared to assess the impacts of the implementation of policies.

D.7 Contextual information is also collected across the Council as part of the Performance Management Framework, particularly the collection of National Indicators data. Several of the indicators within the Performance Management Framework are relevant to spatial planning and the policies within the Core Strategy, and so this data can also be used to inform the baseline position and to measure the performance of LDF policies.

D.8   Before the publication of the proposed submission Core Strategy, we will have established targets for each indicator against which the performance of policies can be measured (targets for some of the housing indicators have already been established in the Annual Monitoring Report 2009).

Achieving Sustainable Development

We have drafted a number of local indicators which can be used to monitor how well policies are delivering our aim of 'achieving sustainable development' (Paragraph A.5.1). These will be refined and finalised, with targets developed, for the final proposed Core Strategy:

- Amount, type and location of open space/recreation facilities
- Areas deficient in recreation provision by type and amount
- Open space/recreation facilities lost to development
- Open space/recreation facilities gained through new development/S106 agreements
- Open space/recreation facilities enhanced through new development/S106 agreements
- Number of areas of open space achieving quality standards
- Number of ecological surveys submitted with planning applications
- Enhancements to biodiversity secured through new development
- Amount of new habitat created/habitat restored
- Number and amount of community woodland secured
- Amount of Area of Outstanding Natural Beauty lost to development
- Number of developments incorporating Sustainable Drainage Systems (SuDs)
- Number of developments reaching Level 3 of the Code for Sustainable Homes
- Number of new developments proposing a percentage of energy to come from decentralised and renewable or low carbon energy generation
- Number of new developments incorporating Combined Heat and Power/District Heating systems
- Amount of green belt land lost to development
- Amount of new green belt land designated
- Length (kilomteres) of dedicated off-road cycle and pedestrian routes within the district
- Length (kilometres) of dedicated off-road cycle and pedestrian routes provided as part of new developments
- Number of bus journeys within the district
- Vehicle counts on principal routes
- Percentage of housing development on previously developed land
- Average density of housing completions
- The numbers of 1, 2, 3, 4, and more than 4 bedroomed houses completed
- The numbers of dwellings completed by type (house, flat, maisonette, bungalows, dwellings comprising bedsits, and extra care housing).
- Number of affordable housing completions (net)

Delivering the North West Bicester Eco-Development

D.9   The development of a 5,000 home eco development at NW Bicester will be delivered in accordance with the Programme of Development submitted in support of Cherwell District Council's bid to central Government for Eco town funding. In essence, this sets out a private sector led approach with a contingency plan to be provided with increased public sector involvement. Discussions with a private sector development consortium, acting as facilitators, have been ongoing since the announcement of NW Bicester as one of four eco town locations in the Eco towns PPS. It is anticipated that an early

demonstration scheme and masterplanning will be underway in 2010 with a first phase of 1,000-2,000 homes underway by 2016. Negotiations with land owners are ongoing and the Core Strategy identifies an area within which the eco town is to be developed.

D.10 It is anticipated that, following the demonstration phase, major development of the eco town could commence in 2014 delivering 250 homes per annum, based on historic completion rates for the area. In accordance with the standards set out in the eco towns PPS one job per new dwelling will be required to support employment in the town. The support of central Government departments and agencies working with the District Council and its partners will be required to ensure the eco town is delivered to the high standards set out in the Eco towns PPS. Both public and private sector investment will be required to deliver NW Bicester. Arrangements for monitoring the eco town standards are being developed jointly with the other eco town local authorities. The emerging governance structure through a strategic delivery board will monitor the implementation and delivery of the project from masterplanning through to phased delivery.

Monitoring and Managing Housing Supply

Meeting Requirements to 31 March 2026

D.11 This section demonstrates in more detail how Cherwell's housing requirements will be met, how new strategic allocations and village allocations will be brought forward, how monitoring will be undertaken to ensure delivery and how reserve sites will be used to ensure continued supply if necessary. It provides the current position on housing land supply. The final, proposed Core Strategy will be based on updated information and a completed Strategic Housing Land Availability Assessment.

D.12 The following tables summarise the current housing land supply positions for Bicester, the Rest of Central Oxfordshire, Banbury and the Rest of North Cherwell. They set out existing supply as explained in the 2009 Annual Monitoring Report and inform a housing trajectory set out below.

Table 9 Housing Land Supply - Bicester

						Bicester Sub-Totals	Bicester Remaining Requirement
Bicester	**2006-2009**	**2009-2011**	**2011-2016**	**2016-2021**	**2021-2026**		5500
A) Completions	133	-	-	-	-	133	5367
B) Deliverable Sites							
SW Bicester	-	1	1099	485	-	1585	3782
Gavray Drive			500			500	3282
Other Sites	-	23	40	-	-	63	3219
C) Developable Sites		0	152			152	3067
D) Additional Previously Developed Housing Potential (under review)	-	-	20	10	48	78	2989
E) Proposed Strategic Allocations							
Strategic Allocation 1 - NW Bicester	-	-	500	1250	1250	3000	-11
F) Reserve Allocations							
Reserve Allocation 1 - SW Bicester Phase 2	-	-	-	-	750	750	-

Policy MON 1

Housing Land Supply - Bicester

Housing development at Bicester will be monitored to ensure the delivery of at least 500 new homes at the North West Bicester Eco-Development by 31 March 2016 and the delivery of at least 1750 new homes by 31 March 2021. In the event that these targets are not met, reserve land at South West Bicester Phase 2 will be released for a maximum of 750 new homes. Release of the land may be phased to ensure that the number of homes developed reflects the level of shortfall in housing delivery.

Table 10 Housing Land Supply - Rest of Central Oxfordshire

Rest of Central Oxfordshire	2006-2009	2009-2011	2011-2016	2016-2021	2021-2026	Rest of Central Oxon Sub-Totals	Rest of Central Oxon Remaining Requirement
							1140
A) Completions	373	-	-	-	-	373	767
B) Deliverable Sites		99	168			267	500
C) Developable Sites	-	-	-	85	-	85	415
D) Additional Previously Developed Housing Potential (under review)	-	-	-	-	22	22	393
E) Proposed Strategic Allocations							
Type A Villages - Primary Allocations	-	-	-	150	-	150	243
Type A Villages - Secondary Allocations (release dependent on monitoring of windfall completions)	-	-	-	-	30	30	213
Type B Villages - Primary Allocations	-	-	-	-	-	-	213
Type B Villages - Secondary Allocations (release dependent on monitoring of windfall completions)	-	-	-	-	-	-	213
Type C Villages - Primary Allocations				140		140	73
Type C Villages - Secondary Allocations (release dependent on monitoring of windfall completions)					80	80	-7

Policy MON 2

Housing Land Supply - Rest of Central Oxfordshire

Housing development in the Rest of Central Oxfordshire will be monitored to ensure the delivery of at least 290 new homes on Primary Allocations and, if necessary, 110 new homes on Secondary Allocations. Secondary Allocations in the Rest of Central Oxfordshire will only be released for development after 31 March 2021, if the monitoring of housing completions on small (less than 10 dwellings), unidentified sites indicates a need for further housing land to be provided to meet the Rest of Central Oxfordshire requirement.

Table 11 Housing Land Supply - Banbury

Banbury	2006-2009	2009-2011	2011-2016	2016-2021	2021-2026	Banbury Sub-Totals	Banbury Remaining Requirement
							4800
A) Completions	897	-	-	-	-	897	3903
B) Deliverable Sites							
Bankside	-	-	890	202	-	1092	2811
Other Sites	-	330	283	-	-	613	2198
C) Developable Sites							
Canalside	-	-	235	250	-	485	1713
Other Sites	-	-	107	-	-	107	1606
D) Additional Previously Developed Housing Potential (under review)	-	-	18	101	15	134	1472
E) Proposed Strategic Allocations							
Strategic Allocation 4 - Canalside *note: allocation on top of existing assumption of 485 dwellings in AMR	-	-	-	715	-	715	757
Strategic Allocation 5 - West of Bretch Hill	-	-	-	400	-	400	357
Strategic Allocation 6 - Bankside Extension	-	-	-	400	-	400	-43
F) Reserve Allocations							
Reserve Allocation 2 - West of Warwick Road	-	-	-	-	400	400	-
Reserve Allocation 3 - North of Hanwell Fields	-	-	-	-	400	400	-

Policy MON 3

Housing Land Supply - Banbury

Housing development at Banbury will be monitored to ensure the delivery of at least 235 new homes at Canalside by 31 March 2016 and a further 250 homes by 31 March 2021. Monitoring will also be undertaken to ensure the delivery of 400 new homes at West of Bretch Hill and a further 400 homes at Bankside (in addition to the 1092 homes already permitted) by 31 March 2021. In the event that these targets are not met, reserve land will be released firstly at West of Warwick Road for 400 new homes, and secondly at North of Hanwell Fields, also for 400 new homes. The release of land may be phased to ensure that the number of homes developed reflects the level of shortfall in housing delivery.

Table 12 Housing Land Supply - Rest of North Cherwell

Rest of North Cherwell	2006-2009	2009-2011	2011-2016	2016-2021	2021-2026	Rest of North Cherwell Sub-Totals	Rest of North Cherwell Remaining Requirement
							1960
A) Completions	331	-	-	-	-	331	1629
B) Deliverable Sites							
Former RAF Upper Heyford	-	-	761	-	-	761	868
Other Sites	-	97	39	-	-	136	732
C) Developable Sites	-	-	-	-	-	0	732
D) Additional Previously Developed Housing Potential (under review)	-	-	-	-	-	0	732
E) Proposed Strategic Allocations							
Type A Villages - Primary Allocations	-	-	-	250	-	250	482
Type A Villages - Secondary Allocations (release dependent on monitoring of windfall completions)	-	-	-	-	100	100	382
Type B Villages - Primary Allocations	-	-	-	200	-	200	182
Type B Villages - Secondary Allocations (release dependent on monitoring of windfall completions)	-	-	-	-	50	50	132
Type C Villages - Primary Allocations				90	-	90	42
Type C Villages - Secondary Allocations (release dependent on monitoring of windfall completions)					40	40	2

Policy MON 4

Housing Land Supply - Rest of North Cherwell

Housing development in the Rest of North Cherwell will be monitored to ensure the delivery of at least 540 new homes on Primary Allocations and, if necessary, 190 new homes on Secondary Allocations. Secondary Allocations in the Rest of North Cherwell will only be released for development after 31 March 2021, if the monitoring of housing completions on small (less than 10 dwellings), unidentified sites indicates a need for further housing land to be provided to meet the Rest of North Cherwell requirement.

D.13   The housing trajectory table and chart below shows how these proposals would enable South East Plan requirements to be met. For the purpose of this consultation, current housing potential and proposed allocations are shown separately from the district's existing supply from deliverable and developable sites. The rolling supply of deliverable sites is therefore the same as published in the 2009 Annual Monitoring Report.
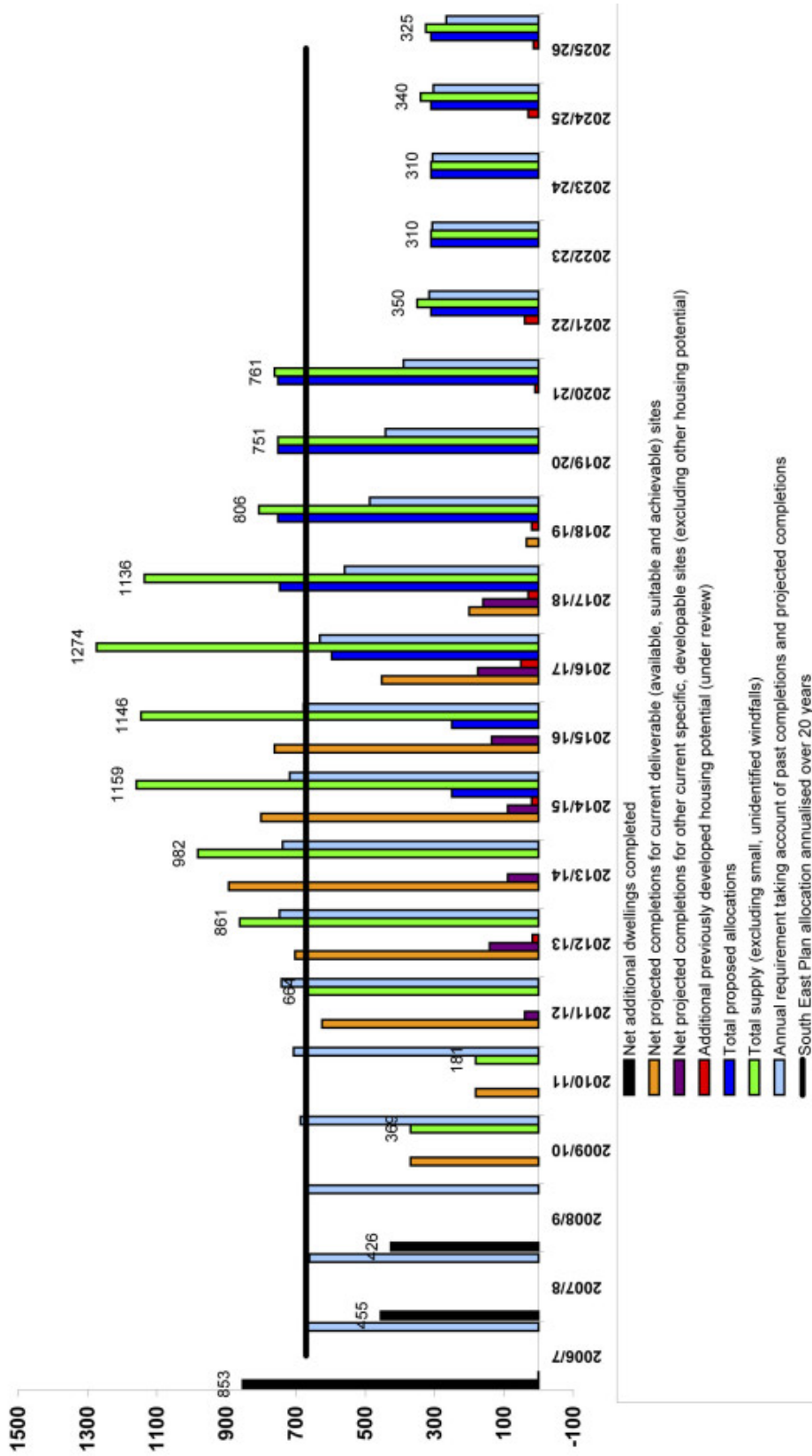
Figure 2 Draft Core Strategy Housing Trajectory

Legend:
- Net additional dwellings completed
- Net projected completions for current deliverable (available, suitable and achievable) sites
- Net projected completions for other current specific, developable sites (excluding other housing potential)
- Additional previously developed housing potential (under review)
- Total proposed allocations
- Total supply (excluding small, unidentified windfalls)
- Annual requirement taking account of past completions and projected completions
- South East Plan allocation annualised over 20 years

Table 13 Draft Core Strategy Housing Trajectory

	COMPLETIONS			PROJECTIONS																
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
South East Plan allocation annualised over 20 years	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670
Net additional dwellings completed	853	455	426																	
Cumulative net additional dwellings completed	853	1308	1734																	
Net projected completions for deliverable (available, suitable and achievable) sites				369	181	624	702	893	800	761	452	200	35	0	0	0	0	0	0	0
Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 08/09 to 12/13)				2769	3200	3780	3608	3106	2248	1448	687	235	35	0	0	0	0	0	0	0
Net projected completions for other current specific, developable sites (excluding other housing potential)				0	0	40	141	89	89	135	175	160	0	0	0	0	0	0	0	0
Total projections for net additional dwellings in future years (completions for all current deliverable and developable sites)				369	181	664	843	982	889	896	627	360	35	0	0	0	0	0	0	0
Cumulative projections for net additional dwellings in future years (completions for all deliverable and developable sites)				369	550	1214	2057	3039	3928	4824	5451	5811	5846	5846	5846	5846	5846	5846	5846	5846
Current cumulative shortfall or surplus in meeting annualised South East Plan requirements	183	-32	-276	-577	-1066	-1072	-899	-587	-368	-142	-185	-495	-1130	-1800	-2470	-3140	-3810	-4480	-5150	-5820
Annual requirement taking account of past completions and projected completions for deliverable and developable sites	670	660	672	686	706	741	747	739	719	703	684	691	732	831	970	1164	1455	1940	2910	5820
Additional previously developed housing potential (under review)				0	0	0	18	0	20	0	51	30	20	0	10	40	0	0	30	15
Proposed Strategic Allocation 1 - NW Bicester				0	0	0	0	0	250	250	250	250	250	250	250	250	250	250	250	250
Proposed Strategic Allocation 4 - Canalside (additional to 485 dwellings)				0	0	0	0	0	0	0	100	150	155	155	155	0	0	0	0	0

	COMPLETIONS			PROJECTIONS																
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
already assumed to be developable																				
Proposed Strategic Allocation 5 - West of Bretch Hill				0	0	0	0	0	0	0	80	80	80	80	80	0	0	0	0	0
Proposed Strategic Allocation 6 - Bankside Extension				0	0	0	0	0	0	0	0	100	100	100	100	0	0	0	0	0
Proposed Rural Area Primary Allocations				0	0	0	0	0	0	0	166	166	166	166	166	0	0	0	0	0
Proposed Rural Area Secondary Allocations (release dependent on monitoring of windfall completions)				0	0	0	0	0	0	0	0	0	0	0	0	60	60	60	60	60
Total proposed allocations				0	0	0	0	0	250	250	596	746	751	751	751	310	310	310	310	310
Total supply (excluding small, unidentified windfalls)				369	181	664	861	982	1159	1146	1274	1136	806	751	761	350	310	310	340	325
Cumulative projections for net additional dwellings in future years (excluding small, unidentified windfalls)				369	550	1214	2075	3057	4216	5362	6636	7772	8578	9329	10090	10440	10750	11060	11400	11725
Cumulative shortfall or surplus in meeting annualised South East Plan requirements	183	-32	-276	-577	-1066	-1072	-881	-569	-80	396	1000	1466	1602	1683	1774	1454	1094	734	404	59
Annual requirement taking account of past completions and projected completions	670	660	672	686	706	741	747	738	717	677	630	559	487	441	390	315	307	305	303	266
Current and future estimation of 5 year rolling supply of deliverable (available, suitable and achievable) sites having regard to past completions and projected completions for deliverable and developable sites (excluding proposed LDF allocations)				4.0	4.5	5.1	4.8	4.2	3.1	2.1	1.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
South East Plan Requirement 2006-2026		13400																		
Actual & Projected Completions 2006-2026		13459																		

Meeting Requirements from 31 March 2026 to 31 December 2026

D.14 The expected adoption of the final Core Strategy in November 2011 means that to provide at least 15 years of housing land supply from the date of adoption we are planning to extend the plan period to the end of 2026 and to provide an additional 500 homes over and above South East Plan requirements. 200 of these homes will come from the continuance of the proposed North West Bicester eco-development (a further 2000 homes will be provided between 2026 and 2034 to provide 5000 in total). In addition, the Council and its partners are looking to deliver, in the near term, a demonstration project of approximately 200 homes in advance of the first main phase of building. This would bring a further 200 homes into the plan period leaving a further 100 homes to provide for. Completion of the Strategic Housing Land Availability Assessment will inform how these are to be provided for the 'Proposed Submission' Core Strategy and draft Delivery Development Plan Document.

Achieving a Sustainable Local Economy

D.15 We have drafted a number of local indicators which can be used to monitor how well policies are delivering our aim of 'achieving a sustainable local economy' (See A.5.4). These will be refined and finalised, with targets developed, for the final proposed Core Strategy:

- Economic activity rates and unemployment rates
- Annual 'healthcheck' of urban centres
- Diversity of uses within urban centre
- Number of vacant units/amount of vacant floorspace
- Shoppers' questionnaires on quality of environment and perceptions of safety
- Monitoring of local centres, number of commercial/retail units, vacancy rates
- Number of village services and facilities closed or opened or lost to development
- Number of farm diversification schemes in the district
- Amount of new tourism development in the district
- Numbers of visitors to tourist attractions in the district
- Surveys of visitors to tourist attractions in the district to establish mode of transport used

Delivering our Infrastructure Needs

D.16 We have drafted a number of local indicators which can be used to monitor how well policies are delivering our aim of 'delivering our infrastructure needs' (See A.5.5). These will be refined and finalised, with targets developed, for the final proposed Core Strategy:

- Length (kilomteres) of dedicated off-road cycle and pedestrian routes within the district
- Length (kilometres) of dedicated off-road cycle and pedestrian routes provided as part of new developments
- Number (or floorspace) of new health care facilities provided
- Number (or floorspace) of new community facilities provided
- Number of new educational places provided (primary/secondary/tertiary)
- Amount, type and location of open space/recreation facilities
- Areas deficient in recreation provision by type and amount
- Open space/recreation facilities lost to development
- Open space/recreation facilities gained through new development/S106 agreements
- Open space/recreation facilities enhanced through new development/S106 agreements
- Number of areas of open space achieving quality standards

D.17   Data on these indicators will be gathered on an annual basis and reported in the Annual Monitoring Report each year. The AMR will also report on whether the established targets have been met, and, if not, what actions are to be taken to ensure they are met in future.

Appendix 1 Links Between Policies and Objectives

Table 14 Links between Policies and Objectives

	Policy	Relevant Strategic Objective	Relevant Local Objective
Sustainable Development			
Climate Change			
Mitigating and Adapting to Climate Change	SD 1	10, 11, 12, 14	
Energy Hierarchy	SD 2	10	
Assessing Renewable Energy Proposals	SD 3	10	
CHP and District Heating	SD 4	10	
Sustainable Construction	SD 5	10	
SuDS	SD 6	10	
Our Core Assets			
Protection of Oxford Meadows SAC	SD 7	14	
Biodiversity and the Natural Environment	SD 8	10, 14	
Conservation Target Areas	SD 9	10, 14	
Cotswolds AONB	SD 10	11, 13	
Local Landscape Protection and Enhancement	SD 11	11, 13	
Green Belt	SD 12	11, 13	
The Built Environment	SD 13	13	
North West Bicester			
Strategic Allocation 1: North West Bicester Eco-Development	NWB 1	1, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14	
Housing for our Communities			
Housing Distribution	H 1	5, 6, 7, 8, 9	
Ensuring Sustainable Housing Delivery	H 2	5, 6, 7, 8, 9	
Efficient and Sustainable Use of Land	H 3	5, 6, 7, 8, 9, 11	
Affordable Housing Target	H 4	5, 6, 7, 8, 9	
Affordable Housing Requirement	H 5	5, 6, 7, 8, 9	
Housing Mix	H 6	5, 6, 7, 8, 9	
Extra Care Housing	H 7	5, 6, 7, 8, 9	

	Policy	Relevant Strategic Objective	Relevant Local Objective
Travelling Communities	H 8	5, 6, 7, 8, 9	
Sustainable Local Economy			
Employment Development	E 1	1, 3, 9, 10, 11, 12	
Supporting Urban Centres	E 2	1, 3, 4, 5, 9, 11, 12, 13, 14	
Meeting Infrastructure Needs			
Infrastructure	I 1	9, 10, 13, 14	
Green Infrastructure Network	I 2	9, 10, 13, 14	
Open Space, Sport and Recreation Provision	I 3	9, 10, 13, 14	
Local Standards of Provision	I 4	9, 10, 13, 14	
Built Sport, Recreation and Community Facilities	I 5	9, 10, 13	
Cherwell's Places			
Bicester			
Reserve Strategic Allocation – South West Bicester	BIC 1	5, 6, 7, 9, 11, 12, 13, 14	4, 5, 7, 8
Strategic Allocation- Employment Land at South West Bicester	BIC 2	1, 9, 11	1, 2, 3, 4, 5, 7
Supporting Bicester Town Centre	BIC 3	1, 3, 4	3, 4, 5, 6, 7
Strategic Allocation - Land at Bure Place Car Park	BIC 4	3, 4, 9	4, 5, 7
Meeting the Need for Open Space, Sport and Recreation in Bicester	BIC 5	4, 9, 13	7, 8
Cemetery Provision in Bicester	BIC 6	9	4
Banbury			
Strategic Allocation – Banbury Canalside	BAN 1	3, 4, 5, 9, 10, 11, 12, 13, 14	9, 10, 11, 12, 13, 14, 15, 16
Strategic Allocation – Land West of Bretch Hill	BAN 2	3, 5, 6, 7, 9, 10, 11, 12, 13, 14	12, 13, 15, 16
Strategic Allocation – Land at Bankside	BAN 3	3, 5, 6, 7, 9, 10, 11, 12, 13, 14	12, 13, 15, 16
Reserve Strategic Allocation - West of Warwick Road	BAN 4	6, 7, 9, 10, 11, 12, 13	12, 13, 15, 16
Reserve Strategic Allocation – North of Hanwell Fields	BAN 5	3, 5, 6, 7, 9, 10, 11, 12, 13, 14	12, 13, 15, 16
Strategic Allocation – Land West of M40	BAN 6	1, 3, 4, 11, 13	9, 10, 16

	Policy	Relevant Strategic Objective	Relevant Local Objective
Supporting Banbury Town Centre	BAN 7	1, 3, 4, 13	9, 10, 11, 16
Strategic Allocation – Land at Bolton Road	BAN 8	1, 3, 4, 13	9, 10, 11, 12, 16
Strategic Allocation – Banbury Cultural Quarter	BAN 9	3, 9, 11, 14	10, 11, 12, 13, 16
Meeting the Need for Open Space, Sport and Recreation in Banbury	BAN 10	9, 13	15, 16
Strategic Allocation – Land for the Relocation of Banbury United FC	BAN 11	9, 13	12
Our Villages and Rural Areas			
Village Categorisation	RA 1	5, 6, 7, 8, 9, 11, 12, 13, 14	18, 19, 20, 21, 22, 25
Distribution of Housing in the Rural Areas	RA 2	5, 6, 7, 8, 9, 11, 12, 13, 14	20, 21, 25
Rural Exception Sites	RA 3	5, 6, 7, 8, 9	20, 21, 22, 25
Directing Employment in the Rural Areas	RA 4	1, 2, 5, 10, 11	18, 19, 20, 25
Supporting Kidlington Village Centre	RA 5	1, 3, 4, 9, 13	17, 22
Monitoring Delivery			
Housing Land Supply - Bicester	MON 1	5, 6, 7, 9, 10, 11, 12, 13, 14	4, 5
Housing Land Supply - Rest of Central Oxfordshire	MON 2	5, 6, 7, 8, 9, 10, 11, 12, 13, 14	20, 21, 25
Housing Land Supply - Banbury	MON 3	5, 6, 7, 9, 10, 11, 12, 13, 14	11, 12, 13, 14, 16
Housing Land Supply - Rest of North Cherwell	MON 4	5, 6, 7, 8, 9, 10, 11, 12, 13, 14	20, 21, 25

Appendix 2 LDF Evidence Base

<u>Evidence Base and Relevant Documents/Data Sources</u>

Affordable Housing Viability Assessment - not online at the time of writing, contact the Policy Team on 01295 227985

Annual Monitoring Report 2009 http://www.cherwell.gov.uk/index.cfm?articleid=3238

Banbury Integrated Transport and Land Use Study (BANITLUS)
http://www.cherwell.gov.uk/index.cfm?articleid=3244

Bicester Integrated Transport and Land Use Study (BICITLUS) - not online at the time of writing; contact the Policy Team on 01295 227985

Cherwell in Numbers http://www.cherwell.gov.uk/media/pdf/6/k/Cherwell_in_numbers.pdf

Cherwell Rural Areas Integrated Transport and Land Use Study (CRAITLUS) (August 2009)
Final Report - http://www.cherwell.gov.uk/media/pdf/j/h/CRAITLUS_Stage_2_Final_Report_with_Figures.pdf
Appendices - http://www.cherwell.gov.uk/media/pdf/l/e/CRAITLUS_Stage_2_Final_Appendices_with_Figures.pdf

Cherwell and West Oxon Strategic Flood Risk Assessment (Level 1) (May 2009):
    Main Document & Appendix A & E - L
http://www.cherwell.gov.uk/media/pdf/9/b/Cherwell_and_West_Oxfordshire_SFRA_(April_2009)_Including_Appendix_A__E_-_L.pdf
    Appendix B - http://www.cherwell.gov.uk/media/pdf/s/b/Appendix_B_CDC_Settlement_Maps_-_1.pdf
    Appendix B Part 2 - http://www.cherwell.gov.uk/media/pdf/i/c/Appendix_B_CDC_Settlement_Maps_-_2.pdf

Cherwell Tourism Development Study (August 2008)
http://www.cherwell.gov.uk/media/pdf/a/c/Cherwell_Tourism_Development_Study_(August_2008).Pdf

Economic Development Strategy 2007 - 2011 - not currently available online, contact the Policy Team on 01295 227985.

Employment Land Review (July 2006)
http://www.cherwell.gov.uk/media/pdf/s/1/Employment_Land_Review_-_Final_Report_-_(July_2006)_-_lr.pdf

Environmental Strategy for a Changing Climate (May 2007)
http://www.cherwell.gov.uk/media/pdf/4/4/Environmental_Strategy.pdf

Green Space Strategy (July 2008)
http://www.cherwell.gov.uk/media/pdf/5/m/Green_Space_Strategy_-_Background_Document_(July_2008).pdf

Gypsy and Traveller Accommodation Needs Assessment for the Thames Valley Region (September 2006)
http://www.cherwell.gov.uk/media/pdf/3/j/
Gypsy_and_Traveller_accommodation_needs_assessment_for_the_Thames_Valley_region_(September_2006).pdf

Habitats Regulations Assessment (stage 1) of Options for Growth Consultation on Directions of Growth (November 2009) http://www.cherwell.gov.uk/media/pdf/o/5/Habitats_Regulations_Assessment_(Stage_1)_of_Options_for_Growth_-_Consultation_on_Directions_of_Grow.pdf

Landscape Sensitivity and Capacity Assessment (October 2009)
    Part 1 -
http://www.cherwell.gov.uk/media/pdf/p/n/Landscape_Sensitivity_and_Capacity_Report_-_Part_1.Pdf
    Part 2 -

http://www.cherwell.gov.uk/media/pdf/4/k/Landscape_Sensitivity_and_Capacity_Report_-_Part_2_(Plans).pdf
Part 3 -
http://www.cherwell.gov.uk/media/pdf/6/p/Landscape_Sensitivity_and_Capacity_Report_-_Part_3_(Plans)1.Pdf

Living in Cherwell (November 2009) http://www.cherwell.gov.uk/media/pdf/2/t/Living_in_Cherwell_2009.pdf

Needs Assessment for Travelling Showpeople - Executive Summary (November 2008)
http://www.cherwell.gov.uk/media/pdf/5/2/Needs_Assessment_for_Travelling_Showpeople_-_Executive_Summary_-_November_08.pdf

Oxfordshire Data Observatory http://www.oxfordshireobservatory.info/wps/portal/dataobservatory

Oxfordshire Local Transport Plan
http://www.oxfordshire.gov.uk/wps/portal/publicsite/councilservices?WCM_GLOBAL_CONTEXT=
http://apps.oxfordshire.gov.uk/wps/wcm/connect/Internet%2FCouncil+services%2FRoads+and+transport%2FPlans+and+policies%2FLocal+Transport+Plan%2FLocal+Transport+Plan+2%2F

Oxfordshire Wildlife and Landscape Study http://owls.oxfordshire.gov.uk/wps/wcm/connect/OWLS/Home/

Playing Pitch Strategy (July 2008)
http://www.cherwell.gov.uk/media/pdf/6/n/Playing_Pitch_-_Background_Document_(July_2008).pdf

PPG17 Assessment - Indoor Sports and Recreation Facilities Assessment (August 2006)
http://www.cherwell.gov.uk/media/pdf/m/9/Indoor_Sports_and_Recreations_Facilities_Assessment_(PMP)_(August_2006).pdf

PPG17 Assessment - Open Space, Sport and Recreational Facilities Needs Assessment Audit and Strategy (July 2006) http://www.cherwell.gov.uk/media/pdf/p/7/Open_Space__Sports_and_Recreational_Facilities_Needs_Assessment_and_Audit_Strategy_-_PMP_(July_2006).pdf

PPS6 Town Centres Study (December 2006) http://www.cherwell.gov.uk/media/pdf/7/d/PPS6_Assessment.pdf

Renewable Energy and Sustainable Construction Study (September 2009)
http://www.cherwell.gov.uk/media/pdf/l/i/Renewable_Energy_and_Sustainable_Construction_Study_(September_2009).Pdf

Rural Strategy (April 2009) http://www.cherwell.gov.uk/media/pdf/6/o/Rural_Strategy_Access.pdf

Strategic Housing Land Availability Assessment (SHLAA) Methodology
http://www.cherwell.gov.uk/media/pdf/9/l/Strategic_Housing_Land_Availability_Assessment_Methodology.pdf

Strategic Housing Market Assessment (December 2007):
Full report -
http://www.cherwell.gov.uk/media/pdf/7/6/Oxfordshire_Housing_Market_Assessment_-_Final_Report_(December_2007).pdf
Summary -
http://www.cherwell.gov.uk/media/pdf/8/2/Oxfordshire_Housing_Market_Assessment_-_Summary_Report_(December_2007).Pdf

Sustainable Community Strategy - not online at the time of writing; contact the Policy Team on 01295 227985

Cherwell Local Development Framework Documents

Core Strategy:
Issues and Options Paper (February 2006)
http://www.cherwell.gov.uk/media/pdf/3/n/1_DPD_Core_Strategy_Issues___Options_Paper.pdf
Spatial Report (February 2006)

http://www.cherwell.gov.uk/media/pdf/s/7/3_DPD_Core_Strategy_Spatial_Report.pdf
Options for Growth (September 2008)
http://www.cherwell.gov.uk/media/pdf/1/1/Options_for_Growth.pdf
Options for Growth Supporting Report
http://www.cherwell.gov.uk/media/pdf/e/3/Options_for_Growth_-_Supporting_Report.pdf

Core Strategy Sustainability Appraisal:
Scoping Report (December 2005)
http://www.cherwell.gov.uk/media/pdf/n/o/4_DPD_Core_Strategy_SA_Scoping_Report.pdf
Initial Sustainability Appraisal Report (February 2006)
http://www.cherwell.gov.uk/media/pdf/b/q/5_DPD_Core_Strategy_Initial_Sustainability_Appraisal_Report.pdf

Draft Canalside Supplementary Planning Document (November 2009)
http://www.cherwell.gov.uk/media/pdf/g/9/Banbury_Canalside_Draft_SPD_(LR_unvector).Pdf

Draft Canalside Supplementary Planning Document Companion Document (November 2009)
http://www.cherwell.gov.uk/media/pdf/i/e/Companion_Doc_(LR).Pdf

Interim Guidance on Planning Obligations (April 2007) via http://www.cherwell.gov.uk/index.cfm?articleid=3390

Local Development Scheme (November 2009)
http://www.cherwell.gov.uk/media/pdf/t/q/Final_LDS_-_2009_-_with_appendices.pdf

Online Consultation Portal http://consult.cherwell.gov.uk/portal/ldf/

RAF Upper Heyford Comprehensive Planning Brief Supplementary Planning Document (March 2007)
http://www.cherwell.gov.uk/media/pdf/k/d/RAF_Upper_Heyford_Revised_Comprehensive_Planning_Brief_2007LR.pdf

RAF Upper Heyford Comprehensive Planning Brief Supplementary Planning Document Sustainability Appraisal
Report (March 2007) http://www.cherwell.gov.uk/media/pdf/b/f/RAF_Upper_Heyford_-_SA_report_final.pdf

Site Allocations:
Banbury and North Cherwell Site Allocations - Issues and Options (July 2006)
http://www.cherwell.gov.uk/media/pdf/4/r/6_DPD_Banbury_and_North_Cherwell_Site_Allocations_
-_Issues_and_Options.pdf
Banbury and North Cherwell Site Allocations - Supplemental Consultation (November 2006)
http://www.cherwell.gov.uk/media/pdf/6/1/10_DPD_Banbury___North_Cherwell_Site_Allocations_Issues_and_
Options_-_Supplemental_Consultation_Nove.pdf
Bicester and Central Oxfordshire Site Allocations (May 2007)
http://www.cherwell.gov.uk/media/pdf/g/6/11_DPD_Bicester_and_Central_Oxfordshire_Site_Allocations_
Issues_and_Options_Paper.pdf
Site Allocations - Supplemental Consultation on Issues and Options (February 2008)
http://www.cherwell.gov.uk/media/pdf/8/p/14_DPD_Supplemental_Consultation_on_Site_Allocations_Issues_
and_Options_-_February_2008.pdf

Site Allocations Sustainability Appraisal:
Banbury and North Cherwell Scoping Report (March 2006)
http://www.cherwell.gov.uk/media/pdf/3/4/8_DPD_BNC_SA_Scoping_Report.pdf
Banbury and North Cherwell Initial Sustainability Report (July 2006)
http://www.cherwell.gov.uk/media/pdf/g/0/9_DPD_BNC_Initial_Sustainability_Appraisal_Report.pdf
Bicester and Central Oxfordshire Scoping Report (January 2007)
http://www.cherwell.gov.uk/media/pdf/m/e/12_DPD_BCO_SA_Scoping_Report.pdf
Bicester and Central Oxfordshire Initial Sustainability Report (May 2007)

http://www.cherwell.gov.uk/media/pdf/r/f/13_DPD_BCO_Initial_SA_Report.pdf

Statement of Community Involvement (July 2006)
http://www.cherwell.gov.uk/media/pdf/6/t/SCI_Adopted_Version.pdf

Other Local Guidance Documents referred to in this Core Strategy

Countryside Design Summary Supplementary Planning Guidance (1998)
http://www.cherwell.gov.uk/media/pdf/9/6/pdf7950272683328088347.Pdf

Cherwell Landscape Assessment (1995)
http://www.cherwell.gov.uk/media/pdf/7/n/CDC_Landscape_Assessment_-_Cobham_Nov_1995_-_lr.pdf

Conservation Area Appraisals - available to view via http://www.cherwell.gov.uk/index.cfm?articleid=1672

Design Guide for the Conversion of Farm Buildings (2002) - not online at the time of writing, contact the Policy Team on 01295 227985

Appendix 3 Overview of strategic allocations and associated infrastructure requirements

Table 15 Overview of Strategic Allocations and Associated Infrastructure Requirements

What	Where	When	How	Who	Contingency/Comments
Overview of Development at Bicester					
Strategic Housing and Employment Allocation: NW Bicester Eco town development of 5,000 homes and jobs with 40% open space	NW Bicester	2010-2034	Strategic Allocation	Developer(s)/Agents Key delivery partners OCC Bicester Town Council	Plan B - Public sector partners
Reserve site for strategic allocation (750 homes)	SW Bicester Phase 2	2021-2026	Reserve allocation	Developer(s)/Agents	NW Bicester – see strategic allocation above
Employment development	Bicester Business Park	2012-2016	Implementation of planning permission	Developer	
Retail development	Land at Bure Place Town centre redevelopment	2010-2016	Strategic Allocation in CS (Policy BIC 4) Planning application working with key partners	Key delivery partners Oxfordshire County Council Bicester Town Council Developers/Agents Retailers	
Infrastructure Requirements					
Bicester Cemetery	Strategic Allocation - To be confirmed	2012	Strategic allocation	Developers Bicester Town Council	Additional capacity at existing cemetery Crematorium
Motorway junction improvements	M40 Junction 9	2010/11	Public sector fnding	DFT, HA, OCC	
Remote Park and Ride at Bicester	Bicester and wider region	2016	Developer contributions	OCC Developer	
Road network, cycling and walking	Bicester wide	2006-2026	Developer contributions	Developer(s)/Agents OCC	
Travel Planning initiative	Bicester wide	2006-2026	Eco town start up funding and developer contributions		
Various highways improvement schemes	Bicester	2006-2026	BicITLUS2 and developer contributions	OCC	

What	Where	When	How	Who	Contingency/Comments
Affordable Housing	Strategic allocations	2006-2026	Strategic allocation developer contribution	OCC	30% Affordable Housing provision at NW Bicester
Further education (Construction skills) Secondary and primary schools Nursery schools	NW Bicester	2006-2026	Strategic allocation developer contribution and Government funding	OCC DCSF	1 x Secondary School 5 x Primary School A zero carbon school to be provided by 2013
Sport and Culture	NW Bicester	2014-2034	Strategic allocation, developer contribution	Private sector Developer	Enhanced sports facilities on eco-town centre and enhanced cultural facilities in existing town centre
Social and Community facilities	NW Bicester	2014-2034	Strategic allocation developer contribution	Developer	To be provided as part of phased development
Supported accommodation	NW Bicester	2014-2034	Strategic allocation developer contribution	Developer	To be included in housing mix
Green infrastructure - nature conservation, biodiversity, open space, parks and play space	NW Bicester	2014-2034	Strategic allocation developer contribution	Developer	40% open space requird by Eco town PPS
Waste management and disposal Emergency services (Police, Fire, Ambulance) Places of Worship	NW Bicester	2014-2034	Strategic allocation developer	OCC	
Library	Bure Place town centre redevelopment	2010-2016	Strategic allocation	Key delivery partners: BTC OCC Developer	To be provided as part of town centre redevelopment
CHP	NW Bicester	2014-2034	Strategic Allocation	Energy company Developer, CDC	Required to meet Eco town standards
Energy	NW Bicester	2014-2034	Strategic allocation	Utility service providers	Not known
Utilities	NW Bicester	2014-2034	Strategic allocation	Utility service providers	Not known

What	Where	When	How	Who	Contingency/Comments
Civic Building Bicester	Bure Place town centre redevelopment	2010-2016	Strategic allocation	Developer OCC, CDC, BTC	
Anaerobic Digester Plant	NW Bicester	2014-2034	Strategic allocation	Developer OCC/CDC	
Overview of Development at Banbury					
Housing development (1200 dwellings)	Previously developed land within Banbury Canalside Regeneration area	2006-2026	Strategic site allocation Canalside SPD	Key delivery partners HCA Environment Agency OCC Developer(s)/ Agents RSLs	Reserve allocations
Housing development (400 dwellings)	Land west of Bretch Hill	2006-2026	Strategic Allocation	Key delivery partners: HCA Environment Agency OCC Developer(s)/Agents RSLs	Reserve Allocations
Housing development (400 dwellings)	Bankside extension	2006-2026	Strategic allocation	Key delivery partners: HCA Environment Agency OCC Developer(s)/Agents RSLs	Reserve Allocations
Housing development (400 dwellings)	West of Warwick Road	2006-2026	Reserve strategic allocation	Key delivery partners: HCA Environment Agency OCC Developer(s) /Agents RSLs	Strategic allocations

What	Where	When	How	Who	Contingency/Comments
Housing development (400 dwellings)	North of Hanwell Fields	2006-2026	Reserve strategic allocation	Key delivery partners: HCA Environment Agency OCC Developer(s)/Agents RSLs	Strategic Allocations
Infrastructure Requirements					
Various highway improvement schemes	Banbury Strategic allocations	2006-2026	BanITLUS Developer contributions	Key delivery partners: OCC Developer(s)/Agents RSLs	
Gas, Electricity, Heat, Water supply, Waste Water Treatment, Telecoms, Foul drainage	Strategic allocations	2006-2026	Planning Obligations SPD Developer contributions	Utility Service providers	Not known
Sewerage treatment works upgrade	Strategic allocations	2006-2026	Planning Obligations SPD	Utilities	
New primary and secondary school(s) provision	Strategic allocations	2006-2026	Developer contributions	Utilities	
Sports and Culture	Strategic allocations	2014-2034	Strategic allocation	Developer	
Social and Community facilities	Strategic allocations	2014-2026	Strategic allocation	Developer(s)	
Supported accommodation community facilities	Strategic allocations	2014-2026	Strategic allocation		
Green infrastructure - nature reserves, open space, parks and play space	Strategic allocations	2014-2026	Strategic allocation		
Waste mangement and disposal Emergency services (Police, Fire, Ambulance) Places	Strategic allocations	2014-2026	Strategic allocation	OCC	

What	Where	When	How	Who	Contingency/Comments
of Worship, drug treatment centres					
Library	Strategic allocations - Cultural Quarter	2010-2016	Strategic allocation	Key delivery partners: BTC OCC	
Relocation of Banbury United Football Club	Extension to Bankside	2014	Community infrastructure	Canalside SPD	

Appendix 4 Planned Infrastructure Projects

Table 16 Planned Infrastructure Projects

Project Description	Geographical Area	Project Category (essential or local/wider benefit)	Development Linkage (include relevant policy/objective)	Funding (status & cost if known)	Responsible Body	Partners	Phasing	Current Status/Comments
Transport								
Access to Oxford	Oxford and Kidlington	Wider benefit	SE Plan Policy T14 LTP	£62m identified by Regional Transport Board	DfT	OCC Chiltern Railways Network Rail Highways Agency East West Rail consortium	2010-2016	Feasibility study 2010 to inform LTP3
M40 J9 improvements	Bicester and wider region	Wider benefit	SE Plan Policy T14 LTP, ITLUS	Approved £9m over 2 phases	DfT	OCC Highways Agency	Phase 1 2010/11 Phase 2 tbc	Funding approved by DFT Phase 1 to commence 2010
Oxford Airport	District	Wider benefit	SE Plan Policies T1, 6, 9	Not known	DfT OCC	Airport operator		No current projects identified
East West Rail	Bicester and wider Region	Wider benefit	SE Plan Policy T11 LTP	Public/private sector	Dft	East West Rail consortium	Post 2016	www.eastwestrail.org.uk
Project Evergreen	Bicester and wider Region	Wider benefit	LTP	£200m funded through franchise agreement and is not dependent on public funds	Chiltern Railways Dft	Network Rail	2013	TWA application submitted January 2010 www.chiltern-evergreen3.co.uk

Project Description	Geographical Area	Project Category (essential or local/wider benefit)	Development Linkage (include relevant policy/objective)	Funding (status & cost if known)	Responsible Body	Partners	Phasing	Current Status/Comments
Travel Planning initiatives	Bicester	Local Benefit	Eco towns PPS	£1.8m	OCC	Dft	2010-2034	Commencing 2010
Electric buses	Bicester	Local/wider benefit	Eco towns PPS	Eco towns funding support (375,000)	OCC	Dft	2010	Awaiting Eco town start up funding
Bicester Premium Bus Route	Bicester and wider Region	Wider benefit	LTP	£143,000 Public and private sector	OCC	CDC Bus Operators	2010-11	This will help reduce pressure on the A34 by encouraging local journeys from Bicester to Oxford to be made by bus
Remote Park and Ride at Bicester	Bicester and wider region	Wider Benefit	LTP	£TBC	OCC	CDC Bus operators	Associated with development of SW Bicester	This will help reduce pressure on the A34 by encouraging local journey from Bicester to Oxford to be made by Park and Ride
Kidlington Premium Bus Route	Kidlington	Wider Benefit	LTP	£380,000	OCC	CDC Bus Operator	2007/8	Further discussion with OCC required
Road network, cycling and walking	District	Strategic Objective 14	LTP, Strategic Objective 12	Not known	OCC	CDC Sustrans	2006-2026	Further discussion with OCC required
Vaious highway improvement schemes	Banbury, Bicester and rest of District	Wider benefit	LTP, Planning Obligations SPD	TBC	OCC	CDC	2006-2026	Further discussion with OCC required
Education								
Higher Education - new Sixth	Bicester	Essential	SE Plan Policy S4	TBC	OCC	DCSF Zero Carbon Schools, Eco Towns Start Up Funding	2010/11	Planning Application submitted

Draft Core Strategy

Project Description	Geographical Area	Project Category (essential or local/wider benefit)	Development Linkage (include relevant policy/objective)	Funding (status & cost if known)	Responsible Body	Partners	Phasing	Current Status/Comments
Form Building Cooper School								
Zero Carbon School	Bicester	Essential	Eco Towns PPS	TBC	OCC	DCSF Zero Carbon Schools, Eco Towns start up funding	2010/11	Planning Application submitted
Secondary	Bicester	Essential	SE Plan Policy S3 Planning Obligations SPD	TBC	OCC	Private Sector	2006-2026	Requirement to be assessed as part of strategic allocations. A secondary school will be required at SW Bicester and NW Bicester
Primary Schools	Bicester	Essential	SE Plan Policy S3	TBC	OCC	Private sector	2006	Requirement to be assessed as part of strategic allocations. A primary school is required to support the redevelopment of NW Bicester
Primary Schools	Urban centres and larger rural settlements	Essential	SE Plan Policy S3 Planning Obligations SPD	TBC	OCC	Private sector	2006	Requirement to be assessed as part of strategic allocations. A primary school is required to support the redevelopment of Banbury Canalside
Nursery Schools	Urban centres and larger rural settlements	Essential	SE Plan Policy S3 Planning Obligations SPD	TBC	OCC	Private sector	2006	Requirement to be assessed as part of strategic allocations. Nursery provision for 3 year olds to be included in new primary schools
Health								
Bicester Community Hospital	Bicester and surrounding area	Wider benefit	SE Plan Policy S2 Planning Obligations SPD	It is expected that the new facility will be leased and as such the	DoH NHS	PCT	2006-2026	O/L pp granted as part of Heatlh Vaillage at SW Bicester. The Oxfordshire Primary Care Trust is procuring the reprovision of Bicester Hospital. This

Project Description	Geographical Area	Project Category (essential or local/wider benefit)	Development Linkage (include relevant policy/objective)	Funding (status & cost if known)	Responsible Body	Partners	Phasing	Current Status/Comments
				overall capital cost is not currently available. The site (s) for reprovision and the partner (s) involved in delivering it will be known in Autumn 2010.				procurement process will not result in a reducation in current service investment but it could result in the existing services being delivered ifferently to provide moredern packages of care and capacity for future expansion to meet the growing needs of Bicester. Two potential sites have been identified to date - the current site and the Health Village site at SW Bicester, but further re provision sites could also arise from the procurement process.
Social Infrastructure								
Sport and Culture: Sports Centres: Kidlington and Bicester refurbished Banbury new Spiceball	District	Essential	SE Plan Policy S1 Planning Obligations SPD	Public/private sector	OCC CDC	Sport England Living Places Partnership	2006-2026	Sports Centres Implemented
Civic Centre building	Bicester	Essential	SEP CC7	Public - grants, sale of assets Eco towns start up funding	BTC	CDC	2006-2026	Town Council progressing project

Project Description	Geographical Area	Project Category (essential or local/wider benefit)	Development Linkage (include relevant policy/objective)	Funding (status & cost if known)	Responsible Body	Partners	Phasing	Current Status/Comments
Relocation of Bnabury United Football Club	Banbury	Essential	Strategic allocations Canalside SPD	Cost not known Developer funding to be sought from uplift in Canalside land value	The Football Association	CDC	Post 2014	Ongoing discussions with owners
Community facilities: Enhanced provision at NW/SW Bicester	District	Essential	Planning Obligations SPD	Public/private sector £2m identified in Eco town funding bid	OCC CDC	Town/Parish Councils	2010-2034	To be progressed by masterplanning of strategic allocations
Green Infrastructure								
Open Space	District	Essential	SEP Policy CC8	Public/private sector	CDC	OCC Parish/Town Councils	2006-2026	To be developed as part of Strategic Allocations
Parks and play space	District	Essential	SEP Policy CC8	Public/private sector	CDC	PCC Parish/Town Councils	2006-2026	To be developed as part of startegic allocations
Public services								
Waste management and disposal	Bicester	Essential	Eco towns PPS ET 19 SEP W1, W7	£2,285,000 as part of eco towns bid	CDC	OCC BTC	2006-2026	Proposal to enhance recycling facilities in Bicester put forward in Eco town bid for funding
Libraries	Bicester Banbury	Wider benefit			OCC	CDC BTC	2010-2014	See Green Infrastructure

Project Description	Geographical Area	Project Category (essential or local/wider benefit)	Development Linkage (include relevant policy/objective)	Funding (status & cost if known)	Responsible Body	Partners	Phasing	Current Status/Comments
Cemeteries	Bicester	Essential	SEP Policy CC8	£1m identified for icester as part of Eco town start up funding	BTC	CDC Developers	2010-2014	See Green Infrastructure
Emergency services (police, fire, ambulance)	District	Essential	SEP CC7	Public sector with some developer contributions through Planning Obligations SPD	Emergency service providers	CDC	2006-2026	Possible relocations of TVP HQ in Kidlington
Places of workship	Bicester	Local benefit	SEP CC7	Third Sector Business plan prepared by consultants	Church	CDC	2012	New building proposed for Emmanuel Church Bicester
CHP	Bicester/Banbury	Essential	SEP NRM 12	£10M estimated for NW Bicester	CDC	Developers Energy supply companies	2006-2026	Proposed as part of energy strategy allocations at NW Bicester and Banbury Canalside
Utility Services								
Gas, Electricity, Heat, Water supply	District	Essential	Banbury	Not known	Thames Water	Developers/Agents	2006-2026	No specific projects identified. Requirement for network upgrades to be progressed with utility companies
Waste water treatment Foul drainage	District	Essential	SEP CC7	TBC	Thames Water	Developers/Agents	2006-2026	Further discussions with providers required
Sewerage treatment works upgrade	Bicester	Essential	SEP CC7	Funding in place subject to Ofwat approval	Thames Water	Developers/Agents	Works programmed for 2011/12 - 2012/13.	Further discussions with providers required

Project Description	Geographical Area	Project Category (essential or local/wider benefit)	Development Linkage (include relevant policy/objective)	Funding (status & cost if known)	Responsible Body	Partners	Phasing	Current Status/Comments
Sewerage treatment works upgrade	Banbury	Essential	SEP CC7	TBC	Thames Water	Developers/Agents		Further discussions with providers required
Telecoms	Banbury	Essential	SEP CC7	TBC	Telecoms companies	Developers/Agents	2006-2026	High speed broadband to be delivered as part of NW Bicester and other strategic allocations
Anaerobic Digester Plan as part of Energy	NW Bicester	Essential	Eco towns PPS	TBC	Energy Supply Company	Developers OCC, CDC and eco town partners	2010-2026	Discussions progressing with development consortium
Flood Defences								
Banbury Flood Alleviation Scheme	Banbury	Essential	Canalside SPD Strategic Objetcives 1, 2, 3, 4, 5, 6, 7	Public private sector partnership to be agreed	CDC/HCA British Waterways	BW, HCA	Post 2014	Consultation on SPD

Appendix 5 Glossary of Terms

| Phrase	Definition
Adoption	The approval of the final version of a Local Development Document by a local authority for future planning policy and decision making.
Affordable Housing	Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.
Annual Monitoring Report (AMR)	A report submitted to Government by local planning authorities containing a review of progress in preparing Local Development Documents, showing what the planning policies are achieving, whether the impacts of policies are as predicted and whether changes are needed.
Appropriate Assessment	A process required by European Directives (Birds Directive 79/409/EEC and Habitats Directive 92/43/EEC) to avoid adverse effects of plans, programmes and projects on Natura 2000 sites and thereby maintain the integrity of the Natura 2000 network and its features.
Area Action Plan (AAP)	A type of Development Plan Document focused upon a specific location or an area which will be subject to significant change.
Area of Outstanding Natural Beauty (AONB)	Areas of national importance for their landscape character and appearance, within which the conservation and enhancement of their natural beauty is a priority. A small area of the Cotswolds AONB falls within the district.
Core Strategy (CS)	A Development Plan Document setting out a long term spatial vision and spatial strategy which will provide a strategic framework for more detailed Development Plan Documents.
Development Plan	The statutory term used to represent the plans/documents that apply to a particular area, which includes (under the new planning system) the Regional Spatial Strategy and Development Plan Documents.
Development Plan Documents (DPDs)	Documents which make up the LDF, including the core strategy and area action plans. All DPDs must be subject to public consultation and independent examination.
Evidence Base	The information and data gathered by local authorities to ensure the "soundness" of the policy approach set out in Local Development Documents.
Examination	The process by which an independent planning Inspector may consider whether a Development Plan Document or a Statement of Community Involvement is 'sound' before it can be adopted.
European Union (EU)	Union of European Member States
GOSE	Government Office for the South East
Infrastructure	Includes drainage, water supply, roads.
Key Diagram	A map showing the main features and proposals in the local authority area.
Local Development Documents (LDDs)	Documents which form part of the Local Development Framework, which include Development Plan Documents, Supplementary Planning Documents and a Statement of Community Involvement.
Local Development Framework (LDF)	The Local Development Framework is a folder of documents containing the local planning authority's Local Development Documents and other documents including the Annual Monitoring Report.
Local Development Scheme (LDS)	The local planning authority's programme/timetable for the preparation of Local Development Documents which must be agreed with Government.
Local Plan	The plan for the local area produced under the previous planning system. This will be replaced by the Local Development Framework.

Phrase	Definition
Local Strategic Partnership (LSP)	A group of people and organisations from the local community including from public, private, community and voluntary sectors within a local authority area, with the objective of improving the quality of life of the local community.
Local Transport Plan	A transport strategy prepared by the County Council.
Planning & Compulsory Purchase Act 2004	This Act updates the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduced a new statutory system of regional and local planning.
Planning Inspectorate	The Government body responsible for providing independent inspectors for planning inquiries and examinations of development plan documents and statements of community involvement
Planning Policy Guidance (PPG)	Produced by central Government setting out national planning guidance. These will eventually all be replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	Produced by central Government to replace existing Planning Policy Guidance.
Proposals Map	A map produced as part of the LDF to show where plans and proposals apply.
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Planning Body (RPB) - South East England Partnership Board	The Partnership Board brings together Councillors and the Regional Development Agency (SEEDA) to prepare, deliver and monitor a Regional Spatial Strategy.
Regional Planning Guidance (RPG)	Regional Planning guidance forms part of the development plan under the previous planning system and sets out regional policy for the authorities within each region. In the case of the South East this is RPG9.
Regional Spatial Strategy (RSS)	A strategy for how the region should look in 15 to 20 years time or longer. It identifies the scale and distribution of new housing in the region and sub-regions and priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The new RSS for the South East is the South East Plan and this replaces RPG9.
Regulations	This means "The Town and Country Planning (Local Development) (England) Regulations 2004" and the "Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008" unless indicated otherwise. Planning authorities must follow these when preparing Local Development Frameworks.
Saved Policies	Policies in Local Plans and Structure Plans are 'saved' and therefore will continue to be used until replaced by a Local Development framework and/or a Regional Spatial Strategy.
Soundness	To be "sound" a DPD should be justified, effective and consistent with national policy. The examination into a DPD will assess this.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes and stake holders which influence the nature of places and how they function.
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all DPDs and SPDs and development control decisions.
Strategic Environmental Assessment (SEA)	A process introduced by a European Directive which requires planning authorities to assess the potential environmental effects of a proposed plan.

| Phrase	Definition
Strategic Housing Land Availability Assessment (SHLAA)	The assessment of land within the District to explore is potential for housing.
Structure Plan	A plan produced by the County Council under the previous planning system. The Oxfordshire Structure Plan was replaced by the South East Plan (the new RSS) apart from three policies - T7: Service Areas, H2: Upper Heyford, and M2: Sand and Gravel.
Submission	When a Development Plan Document is sent to the Secretary of State for independent examination.
Supplementary Planning Document (SPD)	A Local Development Document that adds detail to a DPD. There is no examination for an SPD.
Supplementary Planning Guidance (SPG)	Usually produced by local authorities under the old planning system and adds detail to a policy in a local plan.
Sustainable Drainage Systems (SuDS)	SuDS seek to manage surface water as close to the source as possible, mimicking surface water flows arising from a site prior to the proposed development. Typically SuDS involve a move away from piped systems to softer engineering solutions inspired by natural drainage processes.
Sustainability Appraisal (SA)	The process of assessing the economic, social and environmental effects of a proposed plan. This process covers the requirements of the SEA Directive.
Sustainable Community Strategy (SCS)	Sets an overall strategic direction and long-term vision for the economic, social and environmental wellbeing of an area. Cherwell's SCS is currently being reviewed by the Cherwell Community Planning Partnership (the LSP).
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
Windfalls	Windfalls are sites which come forward for development which have not previously been specifically identified.

Appendix 6 Proposals Maps

Map 1 Strategic Allocation 1: North West Bicester (Policy NWB 1)
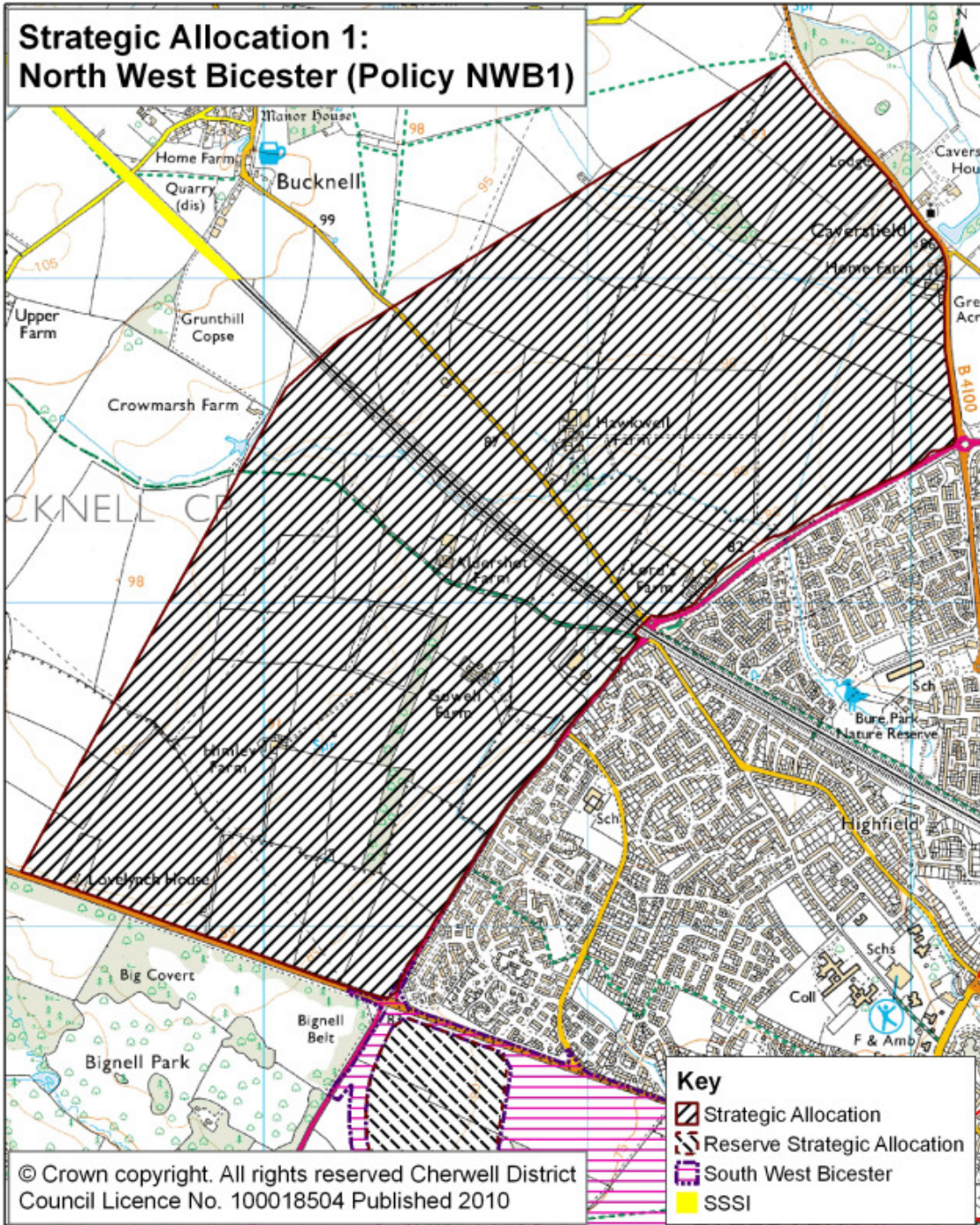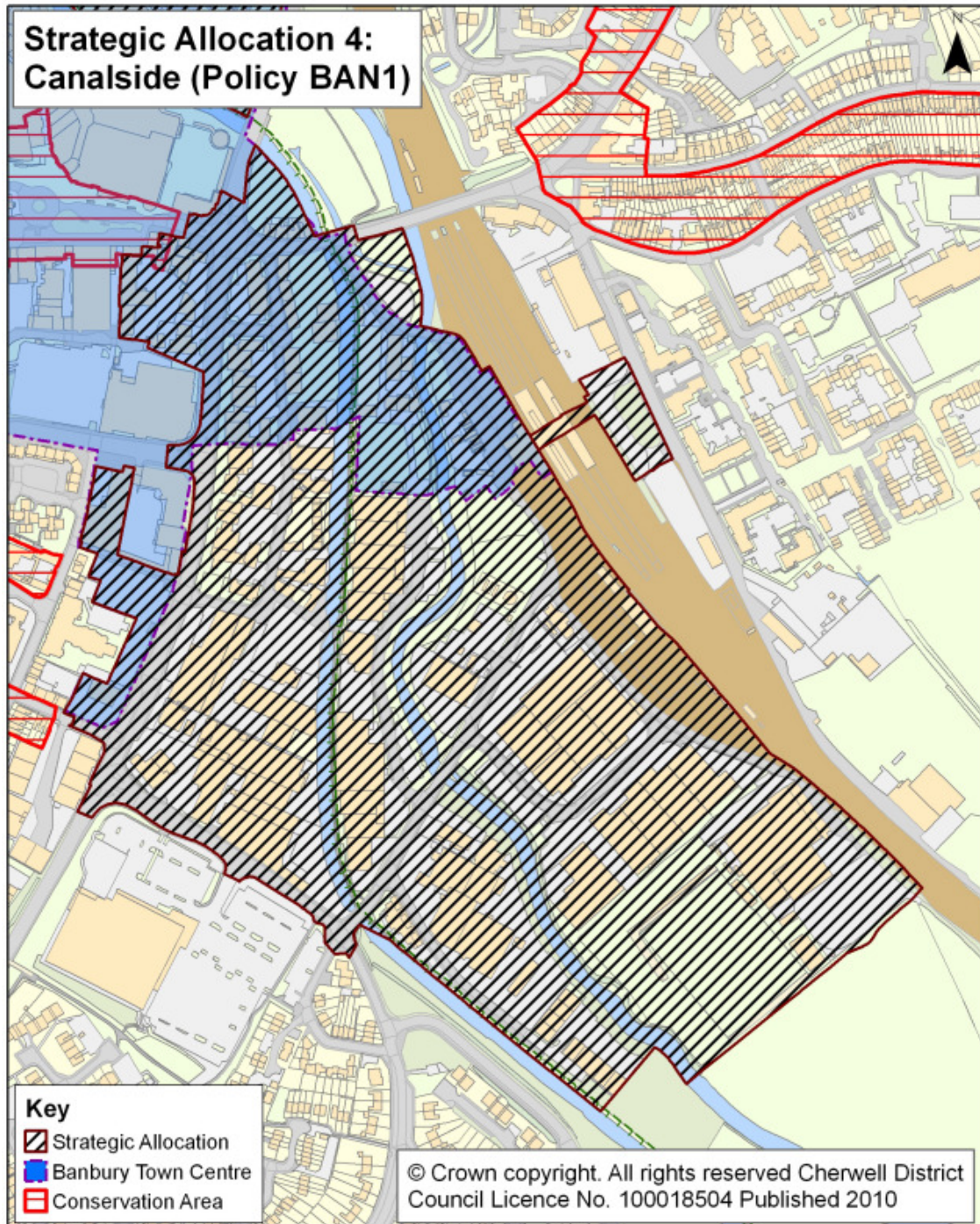
Map 2 Reserve Strategic Allocation 1: South West Bicester (BIC 1) and Strategic Allocation 2: Employment Land at South West Bicester (BIC 2)
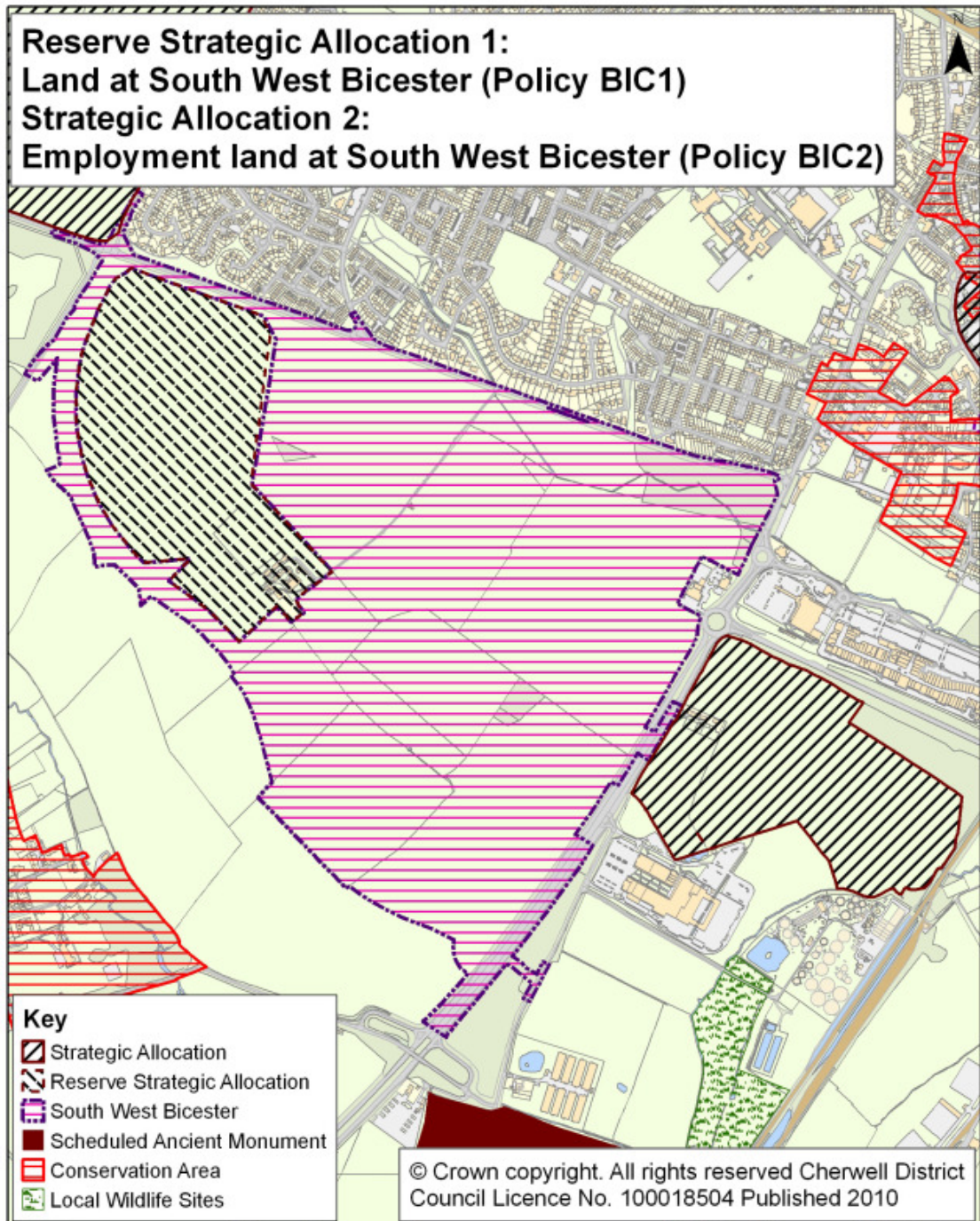
Map 3 Supporting Bicester Town Centre (Policy BIC 3) and Strategic Allocation 3: Land at Bure Place Car Park (Policy BIC 4)
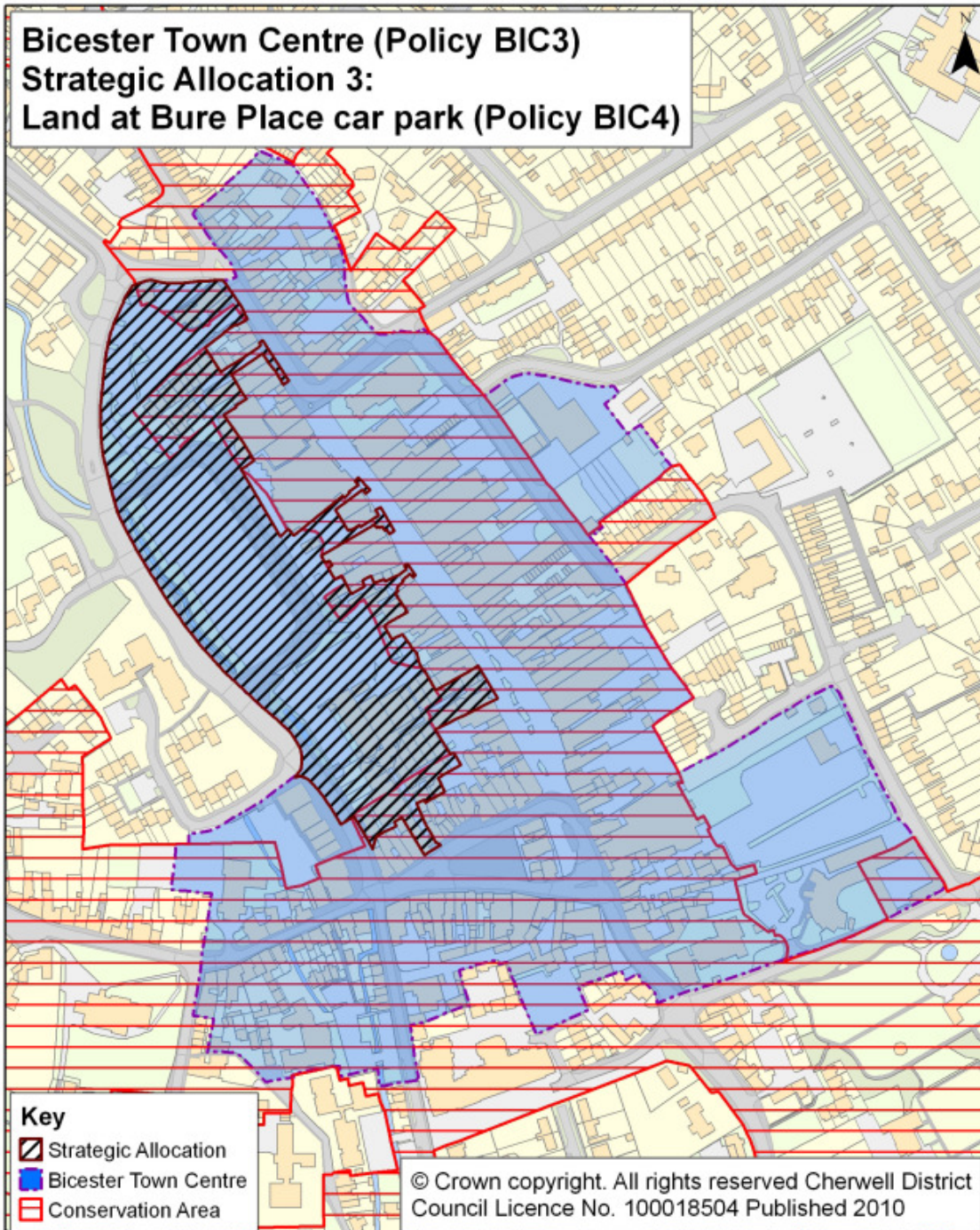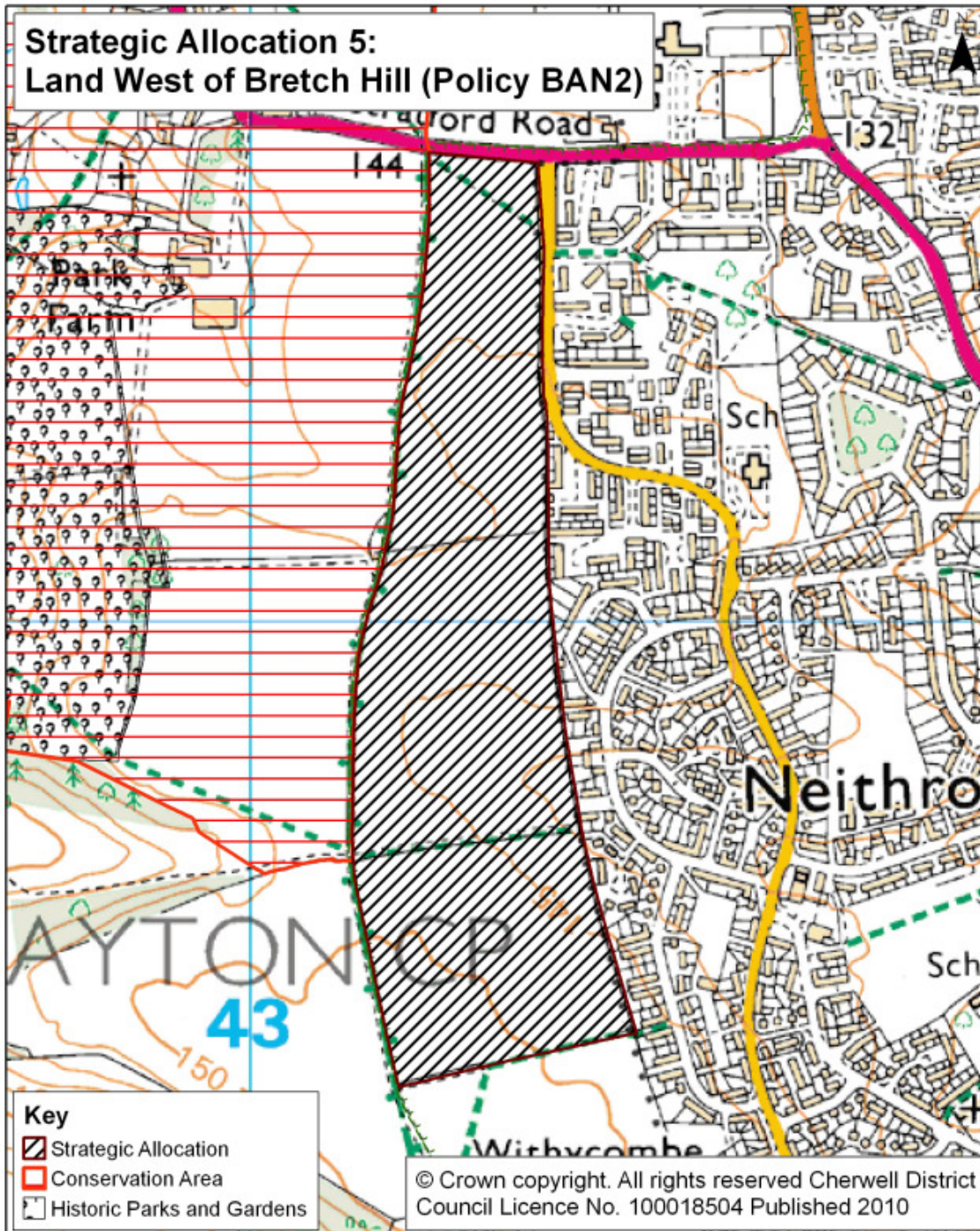
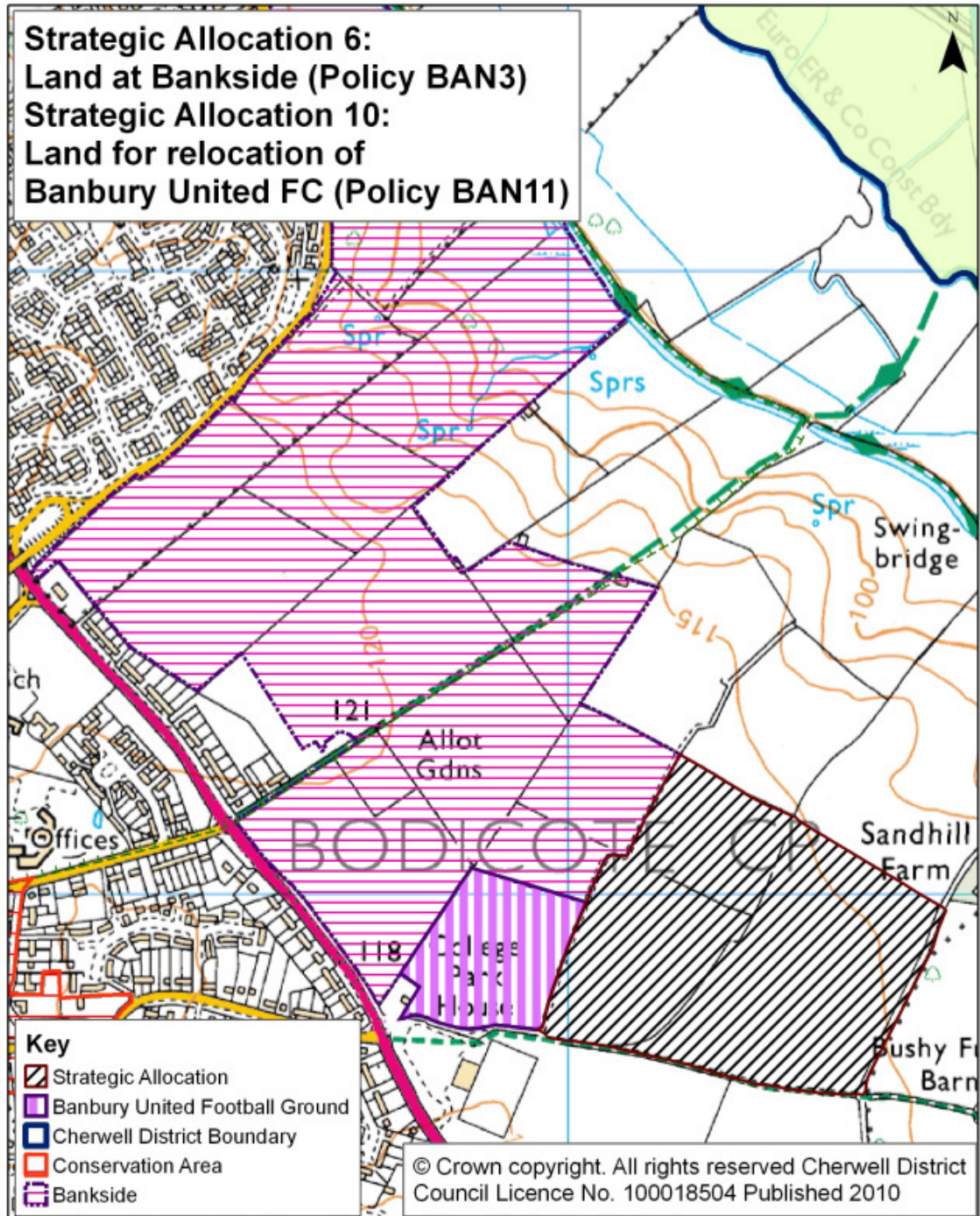**Map 4 Strategic Allocation 4: Banbury Canalside (BAN 1)**

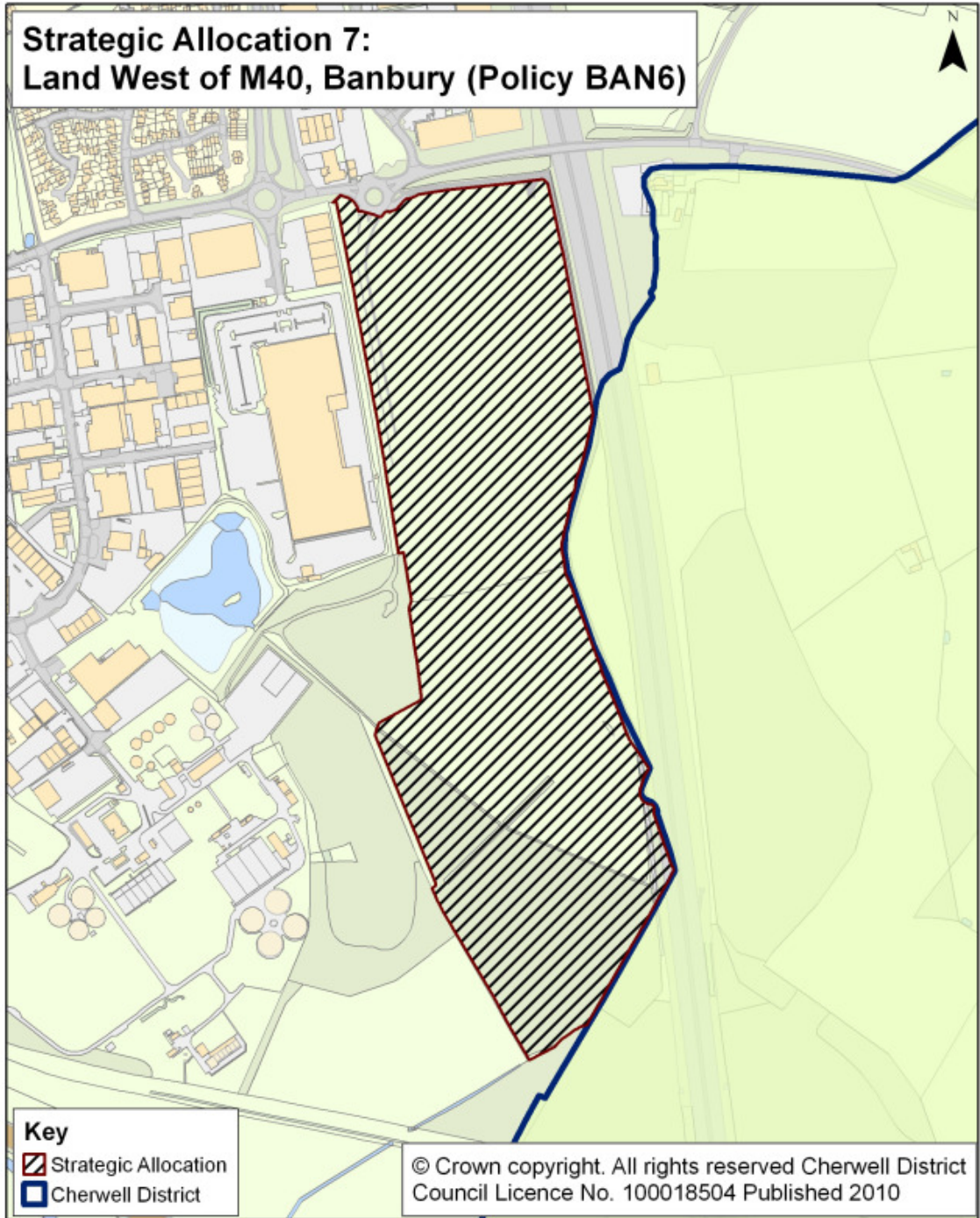**Map 5 Strategic Allocation 5: Land West of Bretch Hill (BAN 2)**

Map 6 Strategic Allocation 6: Land at Bankside (BAN 3) and Strategic Allocation 10: Land for the Relocation of Banbury United FC (BAN 11)
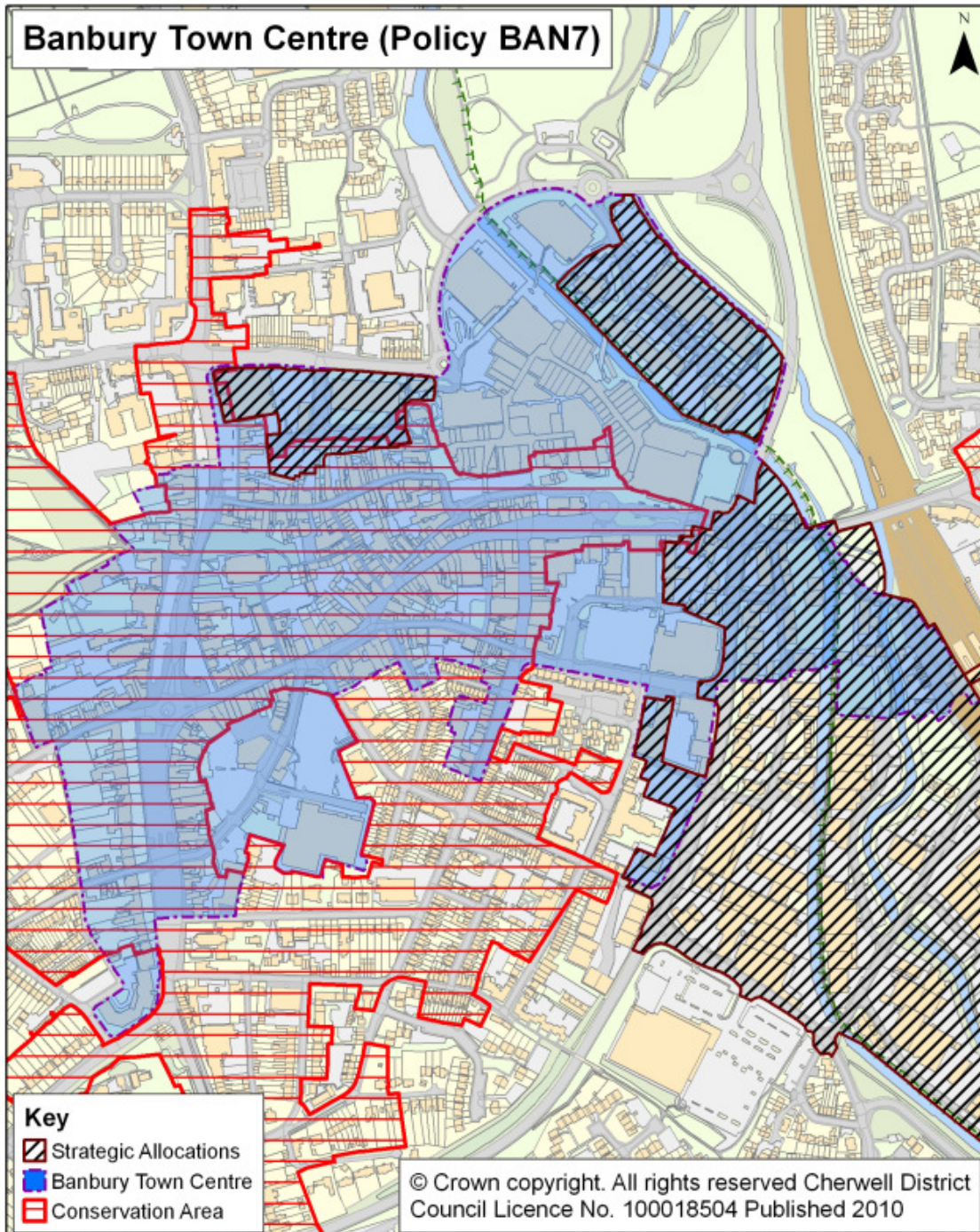
Map 7 Reserve Strategic Allocation 2: West of Warwick Road (BAN 4) and Reserve Strategic Allocation 3: North of Hanwell Fields (BAN 5)
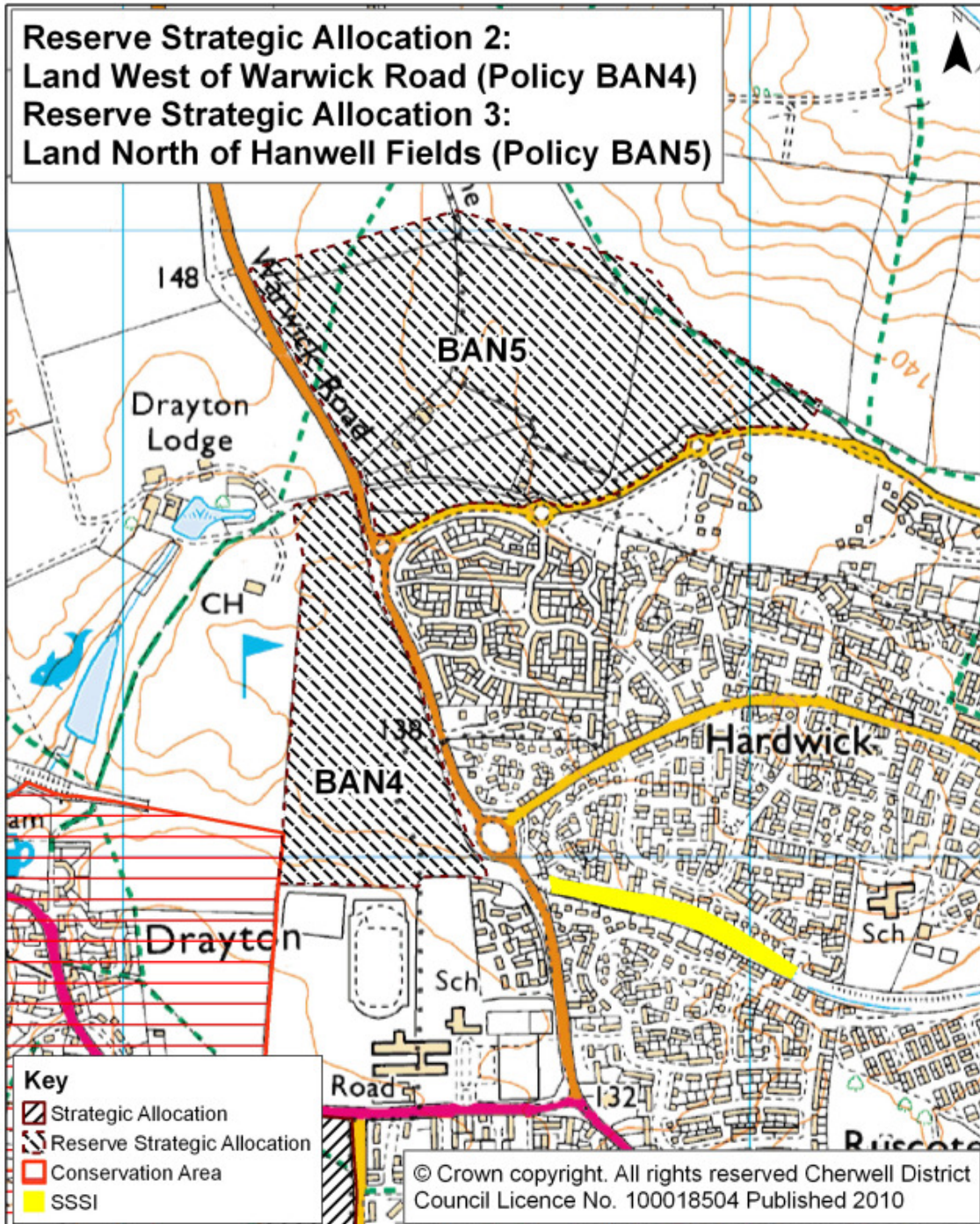
Map 8 Strategic Allocation 7: Land West of M40 (BAN 6)

Strategic Allocation 7:
Land West of M40, Banbury (Policy BAN6)

Key
Strategic Allocation
Cherwell District

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Map 9 Supporting Banbury Town Centre (BAN 7)

Banbury Town Centre (Policy BAN7)

Key
Strategic Allocations
Banbury Town Centre
Conservation Area

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Map 10 Strategic Allocation 8: Land at Bolton Road (BAN 8)

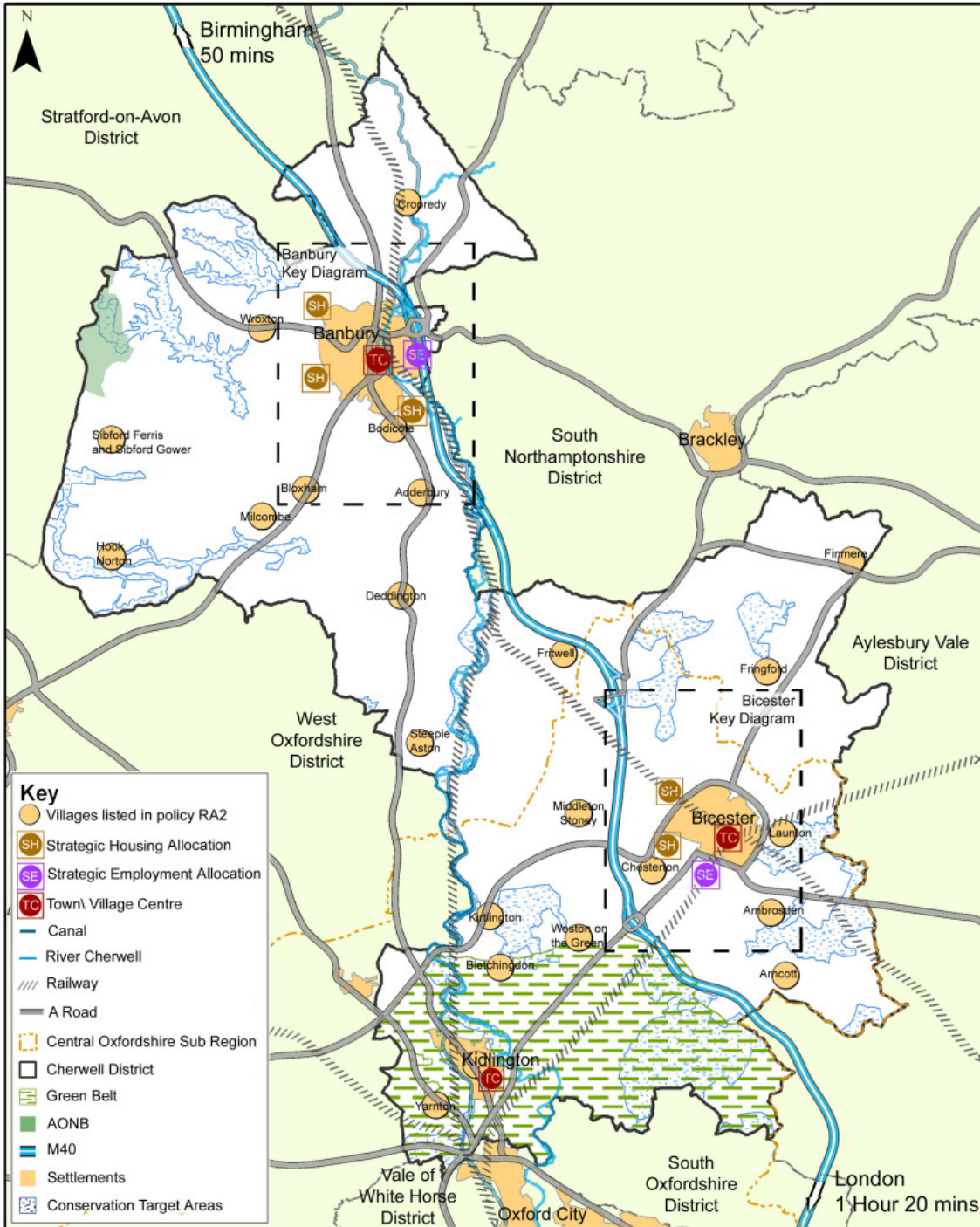**Map 11 Strategic Allocation 9: Banbury Cultural Quarter (BAN 9)**
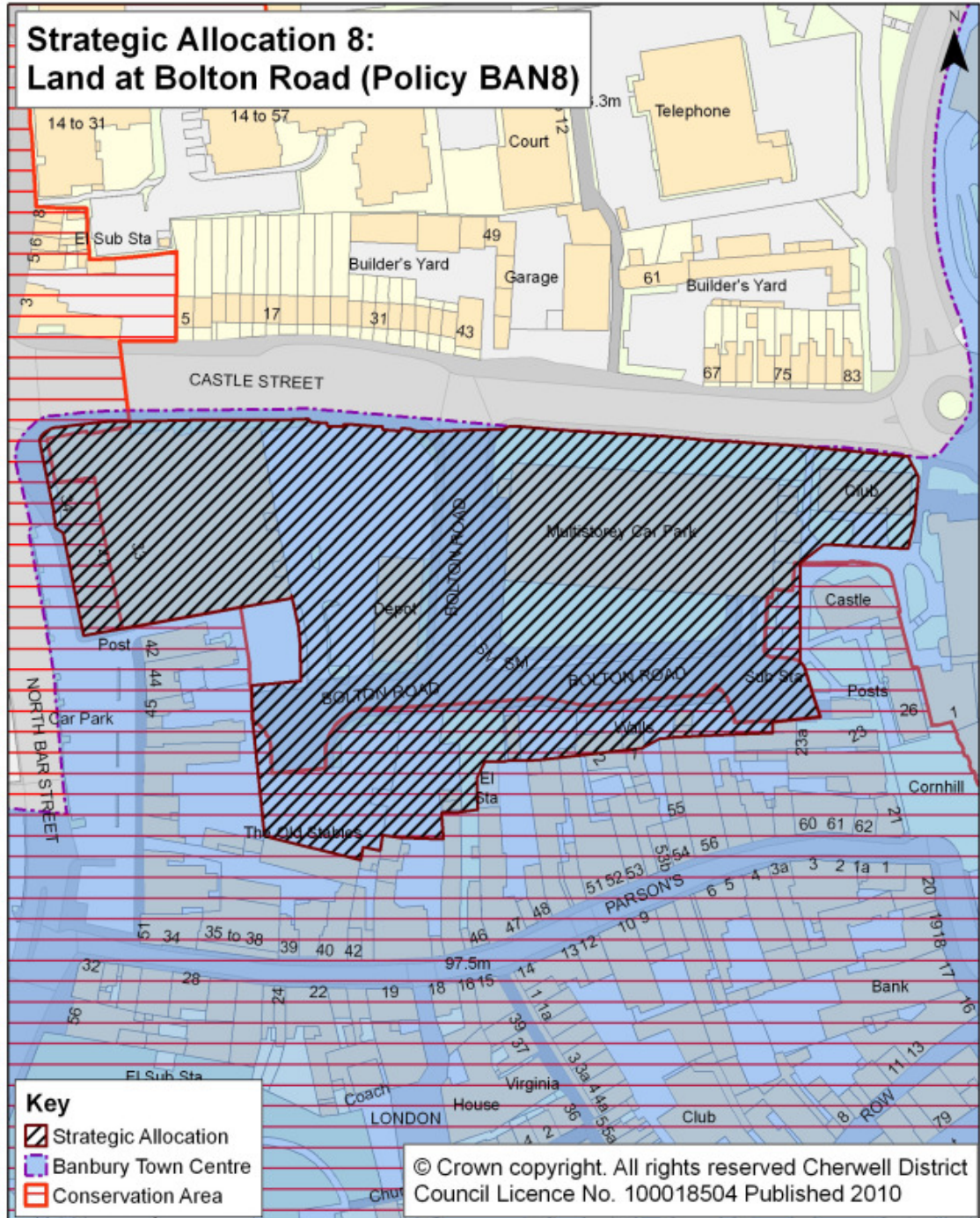
Map 12 Supporting Kidlington Village Centre (RA 5)
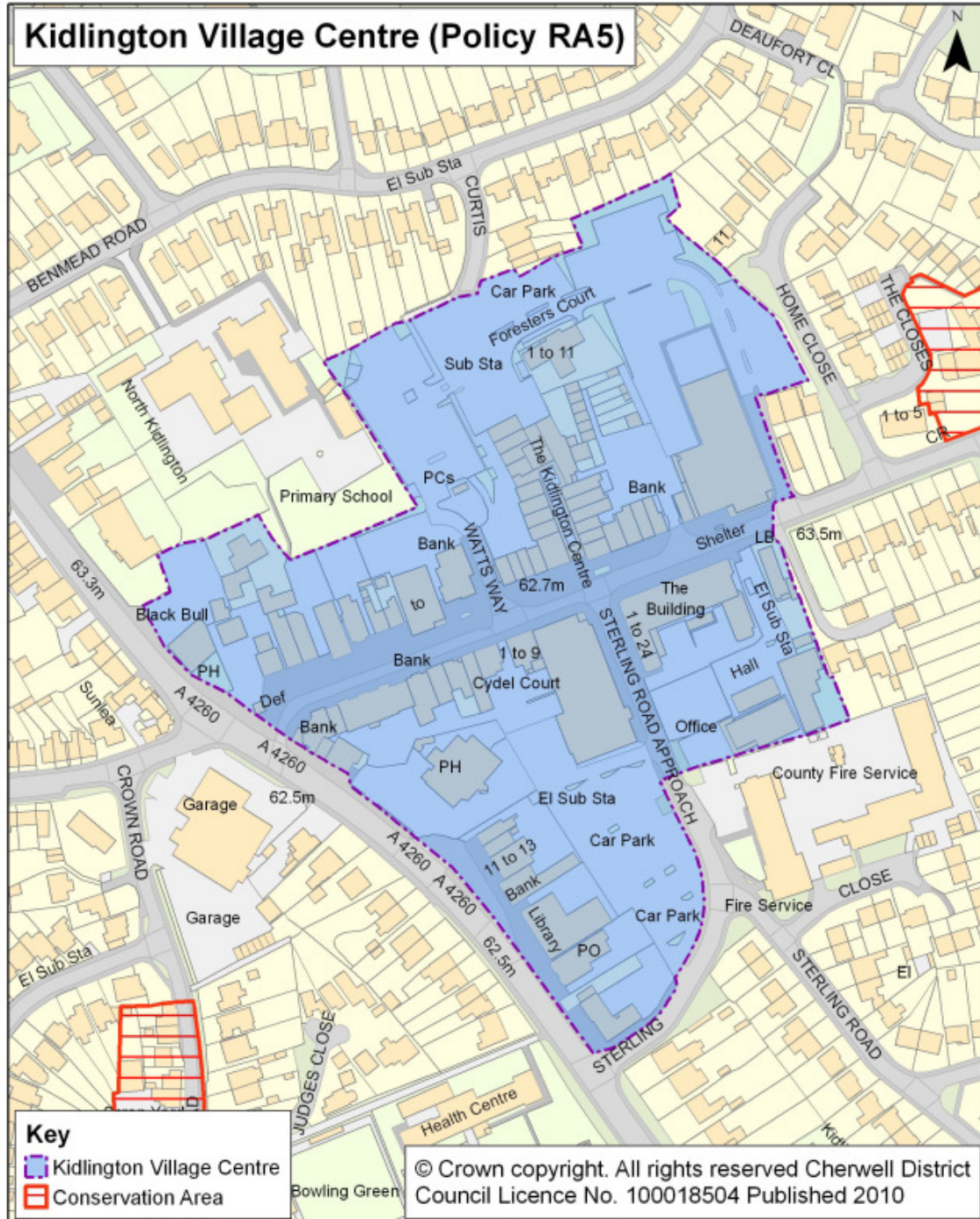
Appendix 7 Key Diagram

Map 13 District Key Diagram

Map 14 Banbury Key Diagram

Key
- ▨ Built Area
- ☐ Cherwell District
- ▨ Strategic Allocation
- ▨ Reserve Strategic Allocation
- ■ Banbury Town Centre
- ▥ Banbury United Football Ground
- ▥ Bankside
- Historic Parks and Gardens
- ⊤⊐ North Oxon Circular Walks
- ■ Green Infrastructure
- ■ SSSI
- Local Wildlife Sites
- Conservation Target Area
- ═ M40
- ━ A Roads
- //// Railway
- ━ Rivers
- ━ Oxford Canal
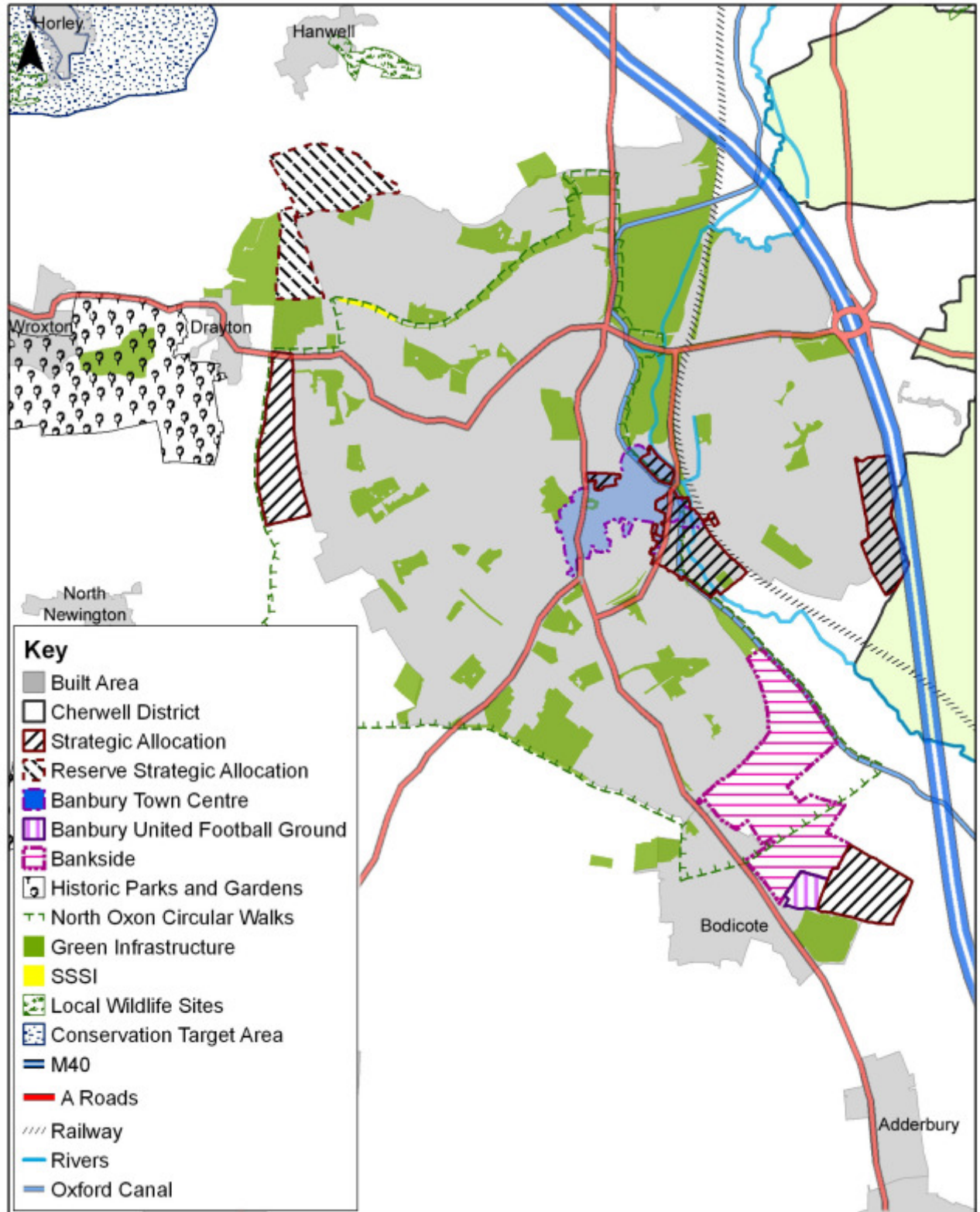
Map 15 Bicester Key Diagram

Stratton Audley

Bucknell

Caversfield

Launton

Chesterton

Weston-on-the-Green

Ambrosden

Wendlebury

Key

Built Area	SSSI
Strategic Allocation	Local Wildlife Sites
Reserve Strategic Allocation	Conservation Target Area
Bicester Town Centre	M40
South West Bicester	A Roads
Green Infrastructure	Railway