

**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION****Council****21 July 2025**

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
9.	Pages 3 - 6	Submission of the Cherwell Local Plan Review 2042 Supplement - Amendments to Appendix 2	Planning Policy, Conservation & Design Manager, Assistant Director Planning and Development	Amendments to Appendix 2

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SUPPLEMENT TO Agenda Item 9: Submission of the Cherwell Local Plan Review 2042

Amendments to APPENDIX 2

The sections below replace the corresponding sections in the published Appendix 2

LOCAL PLAN PROPOSED SUBMISSION (2024): Proposed Changes

Bold Strikethrough text = text proposed for removal compared to Reg 19 consultation version

Bold underlined text = new text proposed for addition compared to Reg 19 consultation version

Italics = where change is specified (e.g. *Delete this paragraph*)

Ref.: To be added once table finalised

Typos, minor editorials are not for the Inspector

Ref	Page	Policy/ Paragraph	Proposed Changes	Reason	For Inspector
	82	Paragraph 3.152	Our employment needs evidence indicates a need for around 250 hectares between 273.5-358.9 hectares of employment land in Cherwell over the period 2020 1 to 2042 0 . <u>The lower end of the range has been informed by Experian forecasting and the upper end of the range has been informed by a trend based forecast of employment land. The range itself is quite large and there is an inherent element of uncertainty with forecasting and the timeframe involved with this range. The mid point of this range has been chosen as an appropriate figure upon which to base the employment need for the plan period of 316 hectares. This assessment considered the delivery of employment land, but whilst recognising the potential contribution that existing allocated sites would make, did not factor this potential supply into an adjusted need figure. We have extrapolated this calculation of need to cover the additional two years that the Local Plan now covers so that the total employment need for the district is around 280 hectares to 2042.</u>	To reflect latest/updated evidence	Y

82	Paragraph 3.153	<p><u>To help meet this identified need, our overall employment land supply will be delivered from the following sources and illustrated in the table in Policy LEC 1.</u></p> <p>Our last Local Plan identified a significant amount of employment land and whilst much of this has been developed there still remains substantial areas of land available for development. Allocations from the 2015 Local Plan, <u>left to be delivered will contribute 37.63 hectares of employment land</u>. referred at the time of the 2021 Economic Needs Assessment, which had yet to deliver at that point would make a contribution of 160.4 hectares against the need total. The table below shows the updated information relating to delivery of those sites. In addition, we have a positive pipeline of employment supply. Cherwell has delivered 132.3 hectares of employment land since 2020, there are a further 41.6 hectares of employment land with planning permission and we expect additional sites to come forward. We need to take account of completions since the start of the plan period other permissions in place and development that has been completed on unallocated sites since the start of the Plan. We have <u>completed an Employment Land Review (October 2022) and we have identified a number of additional potential employment sites across the District to inform the allocation of sites referred below. We have</u> proposed the allocation of 97.5 hectares of <u>employment</u> land on new sites. <u>These new allocations are shown in Policy LEC 1.</u></p>	To reflect latest/updated evidence	Y
83	Policy LEC 1: Meeting Business and Employment Needs	<p>Policy LEC 1: Meeting Business and Employment Needs</p> <p><u>This Local Plan requires 316 hectares of employment land to be delivered to meet employment needs between 2020 and 2042.</u></p> <p><u>Our overall employment supply will be as follows</u> (<i>this needs to be made into a table and reference to retained allocations changed to saved allocations in text and table header</i>)</p> <p><u>Employment supply 2020-2042 Hectares</u></p> <p><u>Completions 132.3 hectares</u></p>	Planning Inspectorate visit/updated evidence	Y

		<p><u>Commitments 41.6 hectares</u></p> <p><u>Allocations to be retained 37.6 hectares</u></p> <p><u>New allocations 97.5 hectares</u></p> <p><u>Total 309.1 hectares</u></p> <p><u>Retained – Saved</u> allocations from the 2015 Local Plan will provide 37.63 hectares of land as shown below.</p> <p><i>(Insert saved allocations table)</i></p> <p>The following parcels of land are identified for future development on the following new and retained Local Plan 2015 allocations:</p> <p><i>(Proposed allocations table)</i></p> <p>Employment and business development will be supported on allocated sites where it meets the requirements set out within the Area Strategies. New employment sites will be expected to provide a range of sized units to reflect the need for smaller and medium sized businesses to grow and expand. Proposals for employment-related development on unallocated sites and all proposals for job generating uses in the rural areas will be determined in accordance with Policy LEC 3.</p>		
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