

Cherwell District Council

Schedule of Proposed Main Modifications to the (Submission) Local Plan (Part 1)

August 2014

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Cherwell District Council Local Plan – Part 1
Consultation on Proposed Modifications

INTRODUCTION

Cherwell District Council is consulting on modifications to the Submission Cherwell Local Plan including modified Policies Maps and an update to a Sustainability Appraisal. The documents are being published for consultation from Friday 22 August 2014 to Friday 3 October 2014 prior to submission to the Secretary of State for Communities and Local Government. Comments made must relate to proposed modifications only. The Council is not consulting on other aspects of the Plan.

The modifications below and all supporting documents including proposals maps and update to the Sustainability Appraisal are available online at www.cherwell.gov.uk/localplanexamination.

The Draft Cherwell Local Plan - Part 1 was submitted to the Planning Inspectorate on the 31 January 2014. In response to the Inspector's initial findings as part of the continuing examination process in June 2014, Cherwell District Council has prepared a list of changes to the Local Plan known as "Proposed Modifications". Modifications are of two types referred to as "Main modifications" and "Minor Modifications". 'Minor modifications', relate to factual updates and changes which are not significant. However, 'Main Modifications' are significant and relate to polices and proposals in the Plan. The Inspector asked that the main modifications should be consulted on for six weeks and be subject to a Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA). Following the consultation, representations will be reviewed and the final proposed modifications will be submitted to the Secretary of State for Communities and Local Government. At that point, the Local Plan public Examination will re-commence. The Inspector will consider all representations on the main modifications before issuing his report of recommendations.

All the evidence supporting the proposed modifications is being made publicly available.

The proposed main modifications have been prepared following discussions at the suspended hearing sessions that took place in June 2014 and the Inspector's consideration that the Plan does not make sufficient provision to meet the objectively assessed need for 22,800 homes (2011-2031) as identified in the new 2014 Oxfordshire Strategic Housing Market Assessment (SHMA). The Inspector considers that main modifications are necessary to make the Plan sound. The attached note from the Inspector to Cherwell District Council (9th June 2014) sets out the reasons for this.

Over the past few months Officers have undertaken additional work which considers a range of options to address the identified housing shortfall and associated implications for other land use. In formulating the main modifications Officers have taken into account of the evidence submitted by representors prior to the suspension of the hearings. Informal consultation and discussions have also taken place with key stakeholders and other interested parties, which are set out in the addendum to the Statement of Consultation and which will be reflected in

updating the Council's Topic Paper (TOP1) - Duty to Cooperate for re-commencement of the Examination. Consultation was undertaken on a SA Addendum Scoping Report and comments from prescribed bodies have been taken into account in the production of the SA addendum report for the proposed modifications. In the SA addendum report alternative options including for new site allocations have been appraised against the Sustainability Framework Objectives as have significant changes to policy. The SA considers the economic, social and environmental effects of the proposed modifications and its recommendations have been taken into account in these proposed main modifications.

A call for sites was undertaken and a range of options relating to the distribution of the additional development have been explored as follows:

- Further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan, but which may now be required in order to deliver the increased level of growth needed in Cherwell District.
- Appraisal of new reasonable alternative strategic development locations.
- Increasing the density of development on existing strategic development locations included in the Submission Local Plan – Part 1.
- Extensions to the land covered by the existing strategic development locations so that they are of a larger size.

Options have been assessed by considering the following factors:

- How well each option relates to the strategic objectives of the Local Plan.
- National objectives and guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).
- Deliverability of the options and developability of sites based on the information submitted through the call for sites, and the subsequent Strategic Housing Land availability Assessment (an updated SHLAA (2014) supports the consultation).
- The objectively assessed scoring of options and sites in the Sustainability Appraisal (SEA/SA) in terms of the economic, environmental and social impacts. Please refer to SEA/SA Addendum Modifications Report for further details.

The main modifications retain the key overarching strategy set out in the submitted Local Plan. The strategy is to continue to focus the bulk of the proposed growth at the two towns of Bicester and Banbury, although we are also proposing an appropriate increase in growth in the rural parts of Cherwell District and some additional growth at Former RAF Upper Heyford, such that the heritage, environmental and transport constraints permit.

The strategic release of Green Belt land to meet the identified need in Cherwell is not proposed.

The modifications include a new set of town proposal maps to show where the full package of proposed additional development is to take place.

The modifications consist of a range of the assessed options, combinations of sites and policies put forward to achieve the assessed housing need, other land use needs including for employment generating development and to achieve sustainable development. This is summarised as follows:

A. Housing

1. Extensions to previously proposed sites
 - Graven Hill – Policy Bicester 2
 - South East Bicester – Policy Bicester 12
 - Bankside Phase 2 – Policy Banbury 4
 - Former RAF Upper Heyford – Policy Villages 5
2. Proposed new development sites
 - Gavray Drive – Policy Bicester 13
 - South of Salt Way West – Policy Banbury 16
 - South of Salt Way East – Policy Banbury 17
 - Land at Drayton Lodge Farm – Policy Banbury 18
 - Higham Way – Policy Banbury 19
3. Increasing the development capacity of sites
 - North of Hanwell Fields – Policy Banbury 5
 - South West Bicester Phase 2 – Policy Bicester 3
4. Changed Policy Principles
 - Bolton Road Development Area – Policy Banbury 8
5. The re-profiling of the rate of development at previously proposed development sites (including at North West Bicester)
6. A limited set of other proposed policy changes that flow from the higher housing figures.

B. Other Proposed Land Uses

- I. New employment site at Banbury - Junction 11 of M40 – Policy Banbury 15
- II. Extension to employment site at Banbury – West of M40 – Policy Banbury 6

- III. Relocation of the football ground site at Banbury – Policy Banbury 12
- IV. Extension to North East Bicester employment site – Policy Bicester 11
- V. Extension Bicester Gateway employment site – Policy Bicester 10
- VI. Extension to employment allocation at South East Bicester – Policy Bicester 12
- VII. Extension of Bicester Town Centre area of search – Bicester 5

The additional development identified would ensure the district's objectively assessed housing needs are met, that a 5 year supply of deliverable housing land is provided, that employment land is provided which both supports housing growth and sustains wider economic growth, that town centre uses and supporting infrastructure is provided. It would provide the Council with better control over where development will take place, and prevent unsuitable sites and unsustainable development from coming forward.

The main modifications are also supported by the following evidence:

- SHLAA 2014 including a new call for sites and assessment
- Sustainability Appraisal Addendum of the proposed new sites and appropriate policy changes
- Habitats Regulation Assessment Addendum
- Strategic Flood Risk Assessment
- Updated economic analysis,
- Landscape assessments of new sites/areas of land at the two towns and Upper Heyford which are supplemental to earlier studies.
- New transport modelling of the District growth and the two towns in particular.
- Other evidence includes updated viability appraisal and revision to the Infrastructure Delivery Plan.

Cherwell District Council supports all of the proposed modifications put forward, which coupled with our continued engagement with all our surrounding neighbouring Councils under the 'Duty to Cooperate' shows that we have a set of proposed modifications which have been positively prepared, are justified, consistent with national policy, and which will achieve sustainable development.

The Inspector will consider all representations made on the main modifications, together with all the other previously, duly made representations made on the Proposed Submission Local Plan. Following consideration of the representations the Inspector will issue a report with recommendations to the Council. The Council will then consider the report and decide whether to accept the recommendations.

It should be noted that it will be for the Inspector to judge which of the proposed modifications are retained. The Inspector may also recommend other main modifications following his deliberations. If the Council accepts the Inspector's recommendations, the Local Plan – Part 1 will be amended prior to adoption.

The public consultation period is your chance to comment on these proposed modifications. It is anticipated that hearing sessions will resume in December 2014.

Cherwell Local Plan Examination 2014

Inspector's Note No. 2 – 09.06.14

The examination hearings were suspended on 4 June 2014 for six months. This is to enable the Council to put forward proposed modifications to the plan involving increased new housing delivery over the plan period to meet the full, up to date, objectively assessed, needs of the district, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA).

Notwithstanding the above, the tests of legal compliance and in relation to the “duty to co-operate” are considered to have been met by the Council, to date, with no compelling evidence to indicate otherwise.

The proposed modifications, including consequential modifications arising from the increase in new housing, will be subject to a full, six week, period of public consultation, together with an appropriate Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA), likely to be based on the draft timetable attached, with the hearings currently expected to resume on 9 December 2014.

For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.

This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.

Further information regarding the proposed modifications and the next stages of the examination process will be sent to all representors and published on the examination website as soon as possible.

Nigel Payne – 09.06.14

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification												
1	-	Contents Page: Policies and Tables	<p>Change policy headings as follows:</p> <p>Policy ESD15 Green Boundaries to GrowthThe <u>Urban-Rural Fringe</u> Policy Bicester 11 North East Bicester Business Park <u>Employment Land at North East Bicester</u> Policy Banbury 8 Land at Bolton Road <u>Development Area</u></p> <p>Add new policies under the heading “Policies” and new associated inset maps in “Policy Maps”:-</p> <p><u>Policy Bicester 13 – Gavray Drive</u> <u>Policy Banbury 15 – Employment Land North East of Junction 11</u> <u>Policy Banbury 16 – South of Salt Way - West</u> <u>Policy Banbury 17 – South of Salt Way - East</u> <u>Policy Banbury 18 – Land at Drayton Lodge Farm</u> <u>Policy Banbury 19 – Land at Higham Way</u></p> <p>Change Table Heading Titles as follows:</p> <p>Table 15 Local Plan Housing Trajectory <u>2011 - 2031 (August 2014)</u> 2006-2031 (October 2013) Table 16 Local Plan Employment Trajectory <u>2011 - 2031 (August 2014)</u> (2006-2031)</p>	Updating to reflect site changes, new sites and policy amendments	Cherwell District Council												
2	Executive Summary p.viii	Table 1	<p>Delete the following table and insert new table below:-</p> <table border="1" data-bbox="678 1201 1720 1375"> <thead> <tr> <th colspan="4" data-bbox="678 1201 1720 1249">Strategic Employment Sites</th> </tr> <tr> <th data-bbox="678 1249 969 1329">Site</th> <th data-bbox="969 1249 1279 1329">Employment Area (gross) (ha)</th> <th data-bbox="1279 1249 1429 1329">Policy no.</th> <th data-bbox="1429 1249 1720 1329">Section</th> </tr> </thead> <tbody> <tr> <td data-bbox="678 1329 969 1375">Bicester</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Strategic Employment Sites				Site	Employment Area (gross) (ha)	Policy no.	Section	Bicester				To match the growth in housing and to cater for company demand.	Cherwell District Council
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			North West Bicester Eco-Town	25.5 ⁽⁴⁾	Bicester 1	C.2 'Bicester'			
			Graven Hill	26	Bicester 2	C.2 'Bicester'			
			Bicester Business Park	2917.5	Bicester 4	C.2 'Bicester'			
			Bicester Gateway	15	Bicester 10	C.2 'Bicester'			
			North East Bicester Business Park	8	Bicester 11	C.2 'Bicester'			
			South East Bicester	18	Bicester 12	C.2 'Bicester'			
			Banbury						
			Land West of M40	24.5	Banbury 6	C.3 'Banbury'			
			Rural Areas						
			Former RAF Upper Heyford	approx 120,000 sq.metres	Villages 5	C.5 'Our Villages and Rural Areas'			
			⁽⁴⁾ Estimate. The precise area for employment uses at North West Bicester will be determined through a masterplan for the area. North West Bicester is anticipated to deliver land for about 1,800 jobs by 2031 (5,000 for the eco-development as a whole).						
			Strategic Employment Sites						
			Site	Employment Area (gross) (ha)	Policy no.	Section			
			Bicester						
			North West Bicester	10	Bicester 1	C.2 'Bicester'			

Mod No.	Page No.	Policy Paragraph	Modification Proposed				Reason for Modification	Source of Modification
			Eco-Town					
			Graven Hill	26	Bicester 2	C.2 'Bicester'		
			Bicester Business Park	29.5	Bicester 4	C.2 'Bicester'		
			Bicester Gateway	18	Bicester 10	C.2 'Bicester'		
			Land at North East Bicester	15	Bicester 11	C.2 'Bicester'		
			South East Bicester	40	Bicester 12	C.2 'Bicester'		
			Banbury					
			Land West of M40	42	Banbury 6	C.3 'Banbury'		
			Land north east of junction 11	49	Banbury 15	C.3 'Banbury'		
			Rural Areas					
			Former RAF Upper Heyford	approx 120,000 sq.metres	Villages 5	C.5 'Our Villages and Rural Areas'		
3	Executive Summary , p. ix & p. x	Building Sustainable Communities	<p>Change the following paragraphs:-</p> <p>The Plan seeks to boost significantly the supply of housing and meet the objectively assessed need for Cherwell identified in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 – some 1,140 dwellings per annum or a total of 22,800 from 2011 to 2031- Policy BSC 1 provides for 22,840 homes over the Plan period and sets the overall distribution of development across the district. Over the Plan period 10,129 homes are to be provided at Bicester, some 7,319 homes at Banbury and 5,392 homes in the rural areas including</p>				Increased housing figures in response to the new SHMA	Cherwell District Council

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			<p><u>Kidlington. A further 2,707 homes are allocated at the North West Bicester Eco-Town (Bicester 1) but are not presently expected to be delivered until after 2031.</u></p> <p><u>Between 2011 and 2014, 1,106 homes were completed in Cherwell including 365 at Bicester, 213 at Banbury and 528 elsewhere. This leaves 21,734 of the planned housing requirement yet to provide.</u></p> <p>The former South East Plan required the District to deliver 13,400 new homes across the district between 2006 and 2026 (670 per year). In general accordance with 2008 and 2011 household projections, the Local Plan retains this rate of delivery, adds a further 5 years to 2031, and provides for a total of 16,750 new homes. At 31 March 2012, some 2,898 homes had already been built including 1,376 at Banbury, 224 at Bicester and 1,298 in rural areas. The Local Plan's housing strategy seeks to support the <u>economic growth of the towns, meet housing needs across the District and further support the development of the approved, new settlement at Former RAF Upper Heyford new. Growth at Bicester is aimed at supporting business investment and development of Bicester's economy and help provide an improving the ed-range of services and facilities. It <u>also</u> responds to <u>the particular problems of under-delivery of housing -at Bicester in recent years and high levels of delivery in rural areas.</u></u></p> <p>The Council identifies North West Bicester as a strategic allocation for Bicester ('Policy Bicester 1: North West Bicester Eco-Town') together with a major housing development at Graven Hill, Bicester ('Policy Bicester 2: Graven Hill') which will result in more housing distributed to Bicester than elsewhere in the District. As a consequence of this housing growth at Bicester, the Local Plan limits the overall level of growth directed to the rural areas of the district.</p>		

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			The Plan includes a housing trajectory (within Section E) showing when new <u>and approved</u> strategic sites are expected to be delivered and <u>setting out allowances non-strategic sites and small 'windfall' sites of less than 10 dwellings.</u> the expectations for the approved sites at Bankside, Banbury, South West Bicester (Phase 1); and former RAF Upper Heyford. The table below summarises the overall distribution of housing, compared to recent South East Plan requirements.																																						
4	Executive Summary p. x	Table 3	<p>Delete table 3 and insert a new table as follows:</p> <table border="1"> <thead> <tr> <th colspan="3"><u>Table 3: Overall Distribution of Housing in the Local Plan</u></th> </tr> <tr> <th></th> <th><u>Previous South East Plan Requirement 2006–2026</u></th> <th><u>Local Plan Requirement 2006–2031</u></th> </tr> </thead> <tbody> <tr> <td>-</td> <td></td> <td></td> </tr> <tr> <td><u>Bicester</u></td> <td><u>4,900 (245 dpa)</u></td> <td><u>6,894 (276 dpa)</u></td> </tr> <tr> <td><u>Banbury</u></td> <td><u>4,800 (240 dpa)</u></td> <td><u>5,954 (238 dpa)</u></td> </tr> <tr> <td><u>Rest of Cherwell</u></td> <td><u>3,700 (185 dpa)</u></td> <td><u>3,902 (156 dpa)</u></td> </tr> <tr> <td>Total</td> <td>13,400 (670 dpa)</td> <td>16,750 (670 dpa)</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="3"><u>Table 3: Overall Distribution of Housing in the Local Plan</u></th> </tr> <tr> <th></th> <th><u>2011-2031</u></th> <th><u>2014-2031</u></th> </tr> </thead> <tbody> <tr> <td><u>Bicester</u></td> <td><u>10,129</u></td> <td><u>9,764</u></td> </tr> <tr> <td><u>Banbury</u></td> <td><u>7,319</u></td> <td><u>7,106</u></td> </tr> <tr> <td><u>Rest of Cherwell</u></td> <td><u>5,392</u></td> <td><u>4,864</u></td> </tr> </tbody> </table>	<u>Table 3: Overall Distribution of Housing in the Local Plan</u>				<u>Previous South East Plan Requirement 2006–2026</u>	<u>Local Plan Requirement 2006–2031</u>	-			<u>Bicester</u>	<u>4,900 (245 dpa)</u>	<u>6,894 (276 dpa)</u>	<u>Banbury</u>	<u>4,800 (240 dpa)</u>	<u>5,954 (238 dpa)</u>	<u>Rest of Cherwell</u>	<u>3,700 (185 dpa)</u>	<u>3,902 (156 dpa)</u>	Total	13,400 (670 dpa)	16,750 (670 dpa)	<u>Table 3: Overall Distribution of Housing in the Local Plan</u>				<u>2011-2031</u>	<u>2014-2031</u>	<u>Bicester</u>	<u>10,129</u>	<u>9,764</u>	<u>Banbury</u>	<u>7,319</u>	<u>7,106</u>	<u>Rest of Cherwell</u>	<u>5,392</u>	<u>4,864</u>	Increased housing figures in response to the new SHMA	Cherwell District Council
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5	Executive Summary , p. X	Banbury and Bicester	<p>Change the following paragraphs:</p> <p><u>Locations for Community Growth:</u></p> <p><u>Bicester and Banbury</u></p> <p>Section C ‘Policies for Cherwell's Places’ of the Local Plan identifies the key strategic housing sites that will need to be developed to meet <u>housing needs in addition to those already approved. The Plan includes strategic sites of 100 or more dwellings within Banbury and Bicester for the period up to 2031. Strategic sites are generally those that can accommodate over 400 homes. The Plan It does not specifically identify all sites for new housing for the period up to 2031. <u>Non-strategic sites will be identified through the Local Plan Part 2, through the preparation of Neighbourhood Plans and through the determination of applications for planning permission.</u></u></p> <p><u>The strategic sites include an extensive eco-town development, the re-development of defence land, the bringing forward of smaller and larger scale greenfield urban extensions and town centre regeneration proposals.</u></p> <p><u>Through the evolution of the ‘eco-town’ project, Bicester is expanding to embrace both high environmental standards for new housing, and securing investment in creating a cutting edge economy based on major new employment sites.</u></p> <p><u>Work on a Bicester Masterplan has been used to form a holistic town vision to help ensure the town develops in a coordinated, planned and integrated way.</u></p>	Increased housing figures in response to the new SHMA	Cherwell District Council			

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			<p>Other studies have ensured that the plan as a whole is based on up to date evidence and that we are taking account of the latest analysis of economic trends as we plan for the economy of the future.</p> <p>The following sites are allocated to meet strategic housing needs for Bicester and Banbury to 2031.</p> <p>The Table below identifies the strategic sites included in the Plan. Additional approved sites are shown in the Housing Trajectory in Section E.</p>																																						
6	Executive Summary p. x, p.xi	Table 4	<p>Delete Table 4 and insert a new table as follows:</p> <table border="1" data-bbox="680 738 1637 1385"> <thead> <tr> <th colspan="3" data-bbox="680 738 1637 815">Table 4: Proposed Strategic Housing Allocations in Bicester and Banbury 2012-2031</th> </tr> <tr> <th data-bbox="680 815 1095 863">Site</th> <th data-bbox="1095 815 1413 863">Allocation to 2031</th> <th data-bbox="1413 815 1637 863">Policy no.</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="680 863 1637 906">Bicester</td> </tr> <tr> <td data-bbox="680 906 1095 986">North West Bicester (Eco-Town)</td> <td data-bbox="1095 906 1413 986">1,793⁽¹⁾</td> <td data-bbox="1413 906 1637 986">Bicester 1</td> </tr> <tr> <td data-bbox="680 986 1095 1034">Graven Hill</td> <td data-bbox="1095 986 1413 1034">1,900</td> <td data-bbox="1413 986 1637 1034">Bicester 2</td> </tr> <tr> <td data-bbox="680 1034 1095 1082">South West Bicester Phase 2</td> <td data-bbox="1095 1034 1413 1082">650</td> <td data-bbox="1413 1034 1637 1082">Bicester 3</td> </tr> <tr> <td data-bbox="680 1082 1095 1129">South East Bicester</td> <td data-bbox="1095 1082 1413 1129">400</td> <td data-bbox="1413 1082 1637 1129">Bicester 12</td> </tr> <tr> <td colspan="3" data-bbox="680 1129 1637 1173">Banbury</td> </tr> <tr> <td data-bbox="680 1173 1095 1220">Canalside</td> <td data-bbox="1095 1173 1413 1220">950</td> <td data-bbox="1413 1173 1637 1220">Banbury 1</td> </tr> <tr> <td data-bbox="680 1220 1095 1300">Hardwick Farm, Southam Road</td> <td data-bbox="1095 1220 1413 1300">600</td> <td data-bbox="1413 1220 1637 1300">Banbury 2</td> </tr> <tr> <td data-bbox="680 1300 1095 1348">West of Bretch Hill</td> <td data-bbox="1095 1300 1413 1348">400</td> <td data-bbox="1413 1300 1637 1348">Banbury 3</td> </tr> <tr> <td data-bbox="680 1348 1095 1385">Bankside Phase 2</td> <td data-bbox="1095 1348 1413 1385">400</td> <td data-bbox="1413 1348 1637 1385">Banbury 4</td> </tr> </tbody> </table>	Table 4: Proposed Strategic Housing Allocations in Bicester and Banbury 2012-2031			Site	Allocation to 2031	Policy no.	Bicester			North West Bicester (Eco-Town)	1,793 ⁽¹⁾	Bicester 1	Graven Hill	1,900	Bicester 2	South West Bicester Phase 2	650	Bicester 3	South East Bicester	400	Bicester 12	Banbury			Canalside	950	Banbury 1	Hardwick Farm, Southam Road	600	Banbury 2	West of Bretch Hill	400	Banbury 3	Bankside Phase 2	400	Banbury 4	Increased housing figures in response to the new SHMA	Cherwell District Council
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7	Executive Summary p. xi	The Villages and Rural Areas	<p>Change the following paragraph:-</p> <p>Former RAF Upper Heyford is proposed as a strategic site for a new settlement in the rural areas. Elsewhere in Within the rural areas (including Kidlington) a substantial amount of housing has already been completed or approved in recent years. However, some further development is required to help meet housing needs identified in the 2014 Strategic Housing Market Assessment (SHMA) and to assist the vitality of Cherwell's many villages. The Local Plan does not identify the specific sites where further rural housing will go. However, it does provide an additional allowance of some 398 homes (for sites of 10 or over) and identifies those villages to which development should be directed. This will help inform decisions on planning applications and the allocation of sites in the 'Local Neighbourhoods Development Plan Document' (DPD) or Neighbourhood Plans where applicable</p>	Increased housing figures in response to the new SHMA	Cherwell District Council																		

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8	Executive Summary p. xi	The Villages and Rural Areas	<p>Delete the following paragraph:-</p> <p>'Policy for Villages 2: Distributing Growth Across the Rural Areas' (Section C.5 'Our Villages and Rural Areas') identifies the 23 villages to which development will be directed. The policy does not propose a housing target for individual villages, but it does set a target that will need to be met by groupings of villages</p>	Increased housing figures in response to the new SHMA	Cherwell District Council
9	Executive Summary p. xi	The Villages and Rural Areas	<p>Insert new paragraphs as the final two paragraphs on page xi as follows:-</p> <p><u>Policy Villages 1 identifies the most sustainable villages (Category A) in the District where minor development within built-up limits will, in principle, be supported (typically site of less than 10 dwellings). It distinguishes these villages from those (in Category B) where development will be restricted to infilling and conversions. The Housing Trajectory in Section E provides of small site 'windfall' allowance for such proposals.</u></p> <p><u>Policy Villages 2 provides for a further 750 homes to be provided at the Category A villages. This will principally involve the identification of sites of 10 or more dwellings within or outside the built-up limits of those villages. This is in addition to sites already approved across the rural areas as shown in the Housing Trajectory. Sites will be identified in a Local Plan Part 2, through the preparation of Neighbourhood Plans and through the determination of applications for planning permission. The policy is supported by the latest Strategic Housing Land Availability Assessment (SHLAA).</u></p>	Increased housing figures in response to the new SHMA	Cherwell District Council

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10	Executive Summary p. xi	Table 5	<p>Delete Table 5 and text as follows:</p> <table border="1" data-bbox="678 387 1641 834"> <thead> <tr> <th colspan="2" data-bbox="678 387 1641 435">Villages – Housing Allocation 2012-2031 (10 or more dwellings)</th> </tr> <tr> <th data-bbox="678 435 1529 515">Villages</th> <th data-bbox="1529 435 1641 515">Total no.</th> </tr> </thead> <tbody> <tr> <td data-bbox="678 515 1529 563">Kidlington</td> <td data-bbox="1529 515 1641 563">50</td> </tr> <tr> <td data-bbox="678 563 1529 643">Adderbury, Ambrosden, Chesterton, Deddington, Launton, Hook Norton</td> <td data-bbox="1529 563 1641 643">252</td> </tr> <tr> <td data-bbox="678 643 1529 786">Arncott, Bletchington, Bloxham, Bodicote, Cropredy, Finmere, Fringford, Fritwell, Kirtlington, Middleton Stoney, Milcombe, Sibford Gower / Sibford Ferris, Steeple Aston, Weston-on-the-Green, Wroxton, Yarnton</td> <td data-bbox="1529 643 1641 786">96</td> </tr> <tr> <td data-bbox="678 786 1529 834">Total</td> <td data-bbox="1529 786 1641 834">398</td> </tr> </tbody> </table> <p>The Local Plan also includes a policy on village categorisation ('Policy Villages 1'). This sets out the approach that will be used to determine small, 'windfall' proposals for residential development that come forward within the built-up limits of villages. These will typically, but not exclusively, be proposals for less than 10 dwellings. The policy sets out the limitations to scale of development for each category of village. Smaller villages may only be suitable for infill housing, whilst larger villages may be able to accommodate minor development.</p> <p>An exceptional scheme has already been approved to secure heritage conservation and environmental improvements at the Former RAF Upper Heyford airbase. This will result in the development of 761 new homes in addition to the 314 ex-military homes that already exist (see Policy Villages 5).</p>	Villages – Housing Allocation 2012-2031 (10 or more dwellings)		Villages	Total no.	Kidlington	50	Adderbury, Ambrosden, Chesterton, Deddington, Launton, Hook Norton	252	Arncott, Bletchington, Bloxham, Bodicote, Cropredy, Finmere, Fringford, Fritwell, Kirtlington, Middleton Stoney, Milcombe, Sibford Gower / Sibford Ferris, Steeple Aston, Weston-on-the-Green, Wroxton, Yarnton	96	Total	398	Increased housing figures in response to the new SHMA	Cherwell District Council
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11	15	Introduction to the Local Plan 1.3	Update text as follows:- The Plan sets out the vision and strategy for the development of Cherwell through to 2031. It sets out why, where and how Cherwell will grow over the next 18 years.	Updating	Cherwell District Council
12	17	Introduction to the Local Plan: The Planning Context for the Local Plan 1.22a	Update the text as follows:- More recently it is the NPPF (published March 2012) and the NPPG (March 2014) that has have guided completion of the Plan. The NPPF includes a presumption in favour of sustainable development, an emphasis on assessing needs locally, on working jointly with other authorities and on achieving economic growth. The Plan has been informed by the NPPF's twelve 'Core Planning Principles' including that planning be "... <i>genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area...</i> ".	To ensure conformity with NPPG	Cherwell District Council
13	17	Introduction to the Local Plan: The Planning Context for the Local Plan 1.23	Remove reference to the South East Plan and update the base date:- Although the South East Plan covered the period to 2026, this Local Plan covers the period from 1 April 2006 to 31 March 2031. This Local Plan covers the period 1 April 2011 to 31 March 2031. This is to ensure that at least 15 years of housing supply can be provided post-adoption, as required by the National Planning Policy Framework, to provide flexibility in phasing the delivery of strategic development sites and to allow a longer period for infrastructure planning.	Updating	Cherwell District Council
14	17	Introduction to the Local Plan: The Structure of the Local	Add new paragraph following 1.23:- There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any	To reflect Inspectors note of 9 June 2014	Cherwell District Council

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		Plan 1.23a	future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review.		
15	21	Introduction to the Local Plan: Duty to Cooperate New para 1.49dd	Add new paragraph following 1.49d:-- As the gateway to the Midlands, Cherwell looks beyond the County of Oxfordshire and has forged deep positive links with its neighbouring Councils of Stratford-on-Avon, Aylesbury Vale and South Northamptonshire. The application of the Duty to Cooperate is leading to significant policy changes and agreements that are helping to locate the Cherwell Local Plan within its wider sub-regional context. This includes commitments to manage the growth impacts on the A41 with Aylesbury Vale District Council, cooperation on opportunities for securing coordinated investment in the High Performance Engineering Sector with Stratford-on-Avon Council and addressing congestion challenges on Junction 10 on the M40 with South Northamptonshire District Council. It also includes working with Oxfordshire County Council and Oxford City Council on the development of the north of Oxford Transport Strategy including improved connections to the A40 and A44 with West Oxfordshire Council and consideration of how best to address congestion and Air Quality on the A34 with South Oxfordshire and Vale of White Horse Councils.	Update to reflect Duty to Cooperate joint working	Cherwell District Council

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16	26	Strategy for Development in Cherwell: The Spatial Strategy for Cherwell District A.11 – Bullet point 2	Update second bullet as follows:- <ul style="list-style-type: none"> Away from the two towns, the major single location for growth will be at the former RAF Upper Heyford base which will deliver over 760 homes in accordance with its planning permission <u>2,361 homes.</u> 	To boost housing supply in accordance with the SHMA	Cherwell District Council
17	27	Strategy for Development in Cherwell: The Spatial Strategy for Cherwell District A.11- Bullet point 5	Update fifth bullet point as follows:- <ul style="list-style-type: none"> Development in the open countryside will be strictly controlled. In the south of the district, the existing Green Belt will be maintained, though a small scale local review of the Green Belt will be conducted to accommodate identified employment needs <u>and may be required to meet local housing needs at Kidlington.</u> In the north west of the district, the small area lying within the Cotswolds Area of Outstanding Natural Beauty will similarly be protected 	Consequential change as a result of modifications to Policy ESD14	Cherwell District Council
18	36	Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy:	Update text as follows:- A further analysis of the economy of the District and the changes it is experiencing was conducted in 2012 and <u>updated in 2014 in an addendum 'Cherwell Economic Analysis addendum 2014', together with an update of the District Retail Study. Table 33 of the Oxfordshire SHMA sets out projected growth in jobs of 1,155 per annum and 1,142 homes per annum under the 'planned economic growth' forecast. Table 34 shows a total of 23,091 jobs generated under this scenario. The SHMA Economic Forecasting report on page</u>	Updating	Cherwell District Council

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		Introduction B.26	40 considers the proportion of total jobs generated (including indirect jobs) that would require B use class employment land. It is estimated that only 12,700 jobs will be located on B Use class land in Cherwell (table 6.2). The Submission Local Plan (January 2014) identified land for approximately 15,000 jobs and the consultants show at paragraph 6.6 of the SHMA Economic Forecasting Report that the forecast growth in the Economic Forecasting Report could be accommodated on land identified for development in Cherwell's Local Plan (January 2014). The addendum takes into account the new housing numbers for Cherwell set out in the Oxfordshire SHMA, on which this Plan is based, and the Committed Economic Growth Scenario they relate to. It also reflects any other significant changes that have occurred since publication of the 2012 report and informs a consistent broad alignment of policies on jobs and housing for the Local Plan including in relation to sub-areas. The 2014 Economic Analysis Study addendum identifies a need for just over 100 hectares of employment land to 2031.		
19	38	Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 1 B.41	Update text as follows:- This Local Plan identifies strategic sites for employment use in Banbury and Bicester (see 'Policy Bicester 4: Bicester Business Park', 'Policy Bicester 10: Bicester Gateway', 'Policy Bicester 11: North East Bicester Business Park', 'Policy Bicester 12: South East Bicester' in Section C.2 'Bicester' and Policy Banbury 15 in Section C.3 Banbury . The Local Plan also identifies two large mainly 'committed' employment sites which are covered by Policy Bicester 4 Bicester Business Park and 'Policy Banbury 6: Employment Land West of M40. in Section C.3 Banbury) which have recent planning permissions. The former RAF Upper Heyford site will also provide for employment uses. The sites identified in the Employment Trajectory in the Local Plan cover 235 ⁴⁵⁵ hectares (gross) and result in approximately 23,000 jobs (generated on B Use class land). There may be a slight change in jobs on sites due to site constraints such as flood risk and differing B use class mixes, which will be determined at the master	To match the growth in housing and to cater for company demand	Cherwell District Council

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			<p><u>planning stage. Further jobs will be generated generally through other means such retail and home working.</u> Policies seek different types of employment units to ensure a range of employment uses are provided. <u>Land is allocated taking account of economic evidence base, matching growth in housing and to cater for company demand, particularly for logistics. The Council's assessment of and strategies for housing, employment and other uses are integrated, and take full account of relevant market and economic signals.</u></p>		
20	39	<p>Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 1</p> <p>B.46</p>	<p>Delete paragraph and replace with the text below:-</p> <p>The Council will need to consider in more detail if sites are required and where to allocate any such sites for employment uses. These sites, if required, will be identified through work on the Local Neighbourhoods DPD. Opportunities for developing small 'hubs' of activity to meet local needs will be explored. Other policies in this Local Plan will help inform this decision, in particular 'Policy ESD 13: Local Landscape Protection and Enhancement' and 'Policy ESD 16: The Character of the Built Environment'.</p> <p><u>This policy applies to B use class employment development. The provision or the loss of jobs in general terms will be a material consideration for determining proposals for any use classes. Policy SLE 2 will apply for proposals for main town centre uses. The policy applies to sites which have planning permission for employment uses. Where any allocated or committed employment sites in the District remain undeveloped in the long term and there is no reasonable prospect of the site being used for that purpose other uses will be considered.</u></p>	Clarification following examination	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
21	39	<p>Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 1</p> <p>Policy SLE 1: Employment Development</p>	<p>Delete Policy SLE1 and replace Policy as follows:-</p> <p>Employment development on new sites allocated in this Plan will be the type of employment development specified within each site policy in Section C 'Policies for Cherwell's Places'. Other types of employment development will be considered in conjunction with the preferred use(s) set out if it makes the site viable.</p> <p>In cases where planning permission is required, existing employment sites should be retained for employment use unless the following criteria are met:</p> <ul style="list-style-type: none"> • the applicant can demonstrate that an employment use should not be retained, including showing the site has been marketed. • 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. • the applicant can demonstrate that 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 Local Plan. <p>Regard will be had to whether the location and nature of the present employment activity has an unacceptable adverse impact upon adjacent residential uses and if the site has been vacant in the long term.</p> <p>Employment development proposals at Banbury and Bicester on non-allocated sites or on sites which are not shown as approved commitments will be supported if they meet the following criteria:</p>	<p>Clarification</p> <p>In the rural areas, to allow development away from the towns in exceptional circumstances and to clarify policy in relation to existing sites</p> <p>Seeks to present a clearer policy with more flexibility</p>	<p>Cherwell District Council, following debate at Examination and Nick Alston of GVA for Oxford Aviation Services Ltd Statement WS-02-05 (para' 2.4) & Simon Gamage of RPS for Mr Rowland Bratt Statement WS-02-08 (para' 4)</p>

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			<ul style="list-style-type: none"> • Are within the built up limits of the settlement • Make efficient use of existing and underused sites and premises, by increasing the intensity of use on accessible sites. • Are, or will be, accessible to the existing and proposed labour supply • Make efficient use of previously developed land wherever possible • Have good access, or can be made to have good access, by public transport and other sustainable modes. • Are designed to a high quality, using sustainable construction, and are of an appropriate scale and character to the surroundings. • Do not have an adverse effect on surrounding land uses, residents and the historic and natural environment. <p>New small scale employment proposals within rural areas will be supported if they meet the following criteria:</p> <ul style="list-style-type: none"> • They will be within or on the edge of the villages listed in 'Policy for Villages 2: Distributing Growth Across the Rural Areas' • They will meet an identified local need, justifying the village/rural location for the proposal • They will be designed to a very high quality using sustainable construction, and be of an appropriate scale and character to the village and its location • They will be outside of the Green Belt, unless very special circumstances can be demonstrated • The proposal and any associated employment activities can be carried out without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features (or on any non-designated buildings or features of local importance). • The proposal will not give rise to excessive or inappropriate traffic and 		

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			<p>will wherever possible contribute to the general aim of reducing the need to travel by private car</p> <ul style="list-style-type: none"> • There are no suitable available plots or premises within existing nearby employment sites <p>New dwellings will not be permitted within employment sites except where this is in accordance with specific site proposals set out in this Local Plan. Where any allocated employment sites in the district remain undeveloped in the long term and there is no reasonable prospect of the site being used for that purpose other uses will be considered. Monitoring and review will be undertaken regularly.</p> <p><u>Employment development on new sites allocated in this Plan will be the type of employment development specified within each site policy in Section C 'Policies for Cherwell's Places'. Other types of employment development (B Use class) will be considered in conjunction with the use(s) set out if it makes the site viable.</u></p> <p><u>In cases where planning permission is required existing employment sites should be retained for employment use unless the following criteria are met:</u></p> <ul style="list-style-type: none"> <u>• the applicant can demonstrate that an employment use should not be retained, including showing the site has been marketed and has been vacant in the long term.</u> <u>• the applicant can demonstrate that there are valid reasons why the use of the site for the existing or another employment use is not economically viable.</u> <u>• the applicant can demonstrate that the proposal would not have the effect of limiting the amount of land available for employment.</u> <p><u>Regard will be had to whether the location and nature of the present employment activity has an unacceptable adverse impact upon adjacent</u></p>		

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			<p><u>residential uses</u></p> <p><u>Regard will be had to whether the applicant can demonstrate that there are other planning objectives that would outweigh the value of retaining the site in an employment use.</u></p> <p><u>Employment development will be focussed on existing employment sites. On existing operational or vacant employment sites at Banbury, Bicester, Kidlington and in the rural areas employment development, including intensification, will be permitted subject to compliance with other policies in the Plan and other material considerations. New dwellings will not be permitted within employment sites except where this is in accordance with specific site proposals set out in this Local Plan.</u></p> <p><u>Employment development at Banbury, Bicester and Kidlington on sites will be supported if they meet the following criteria:</u></p> <ul style="list-style-type: none"> <u>• Are within the built up limits of the settlement unless on an allocated site</u> <u>• They will be outside of the Green Belt, unless very special circumstances can be demonstrated</u> <u>• Make efficient use of previously-developed land wherever possible</u> <u>• Make efficient use of existing and underused sites and premises increasing the intensity of use on sites.</u> <u>• Have good access, or can be made to have good access, by public transport and other sustainable modes</u> <u>• Meet high design standards, using sustainable construction, are of an appropriate scale and respect the character of its surroundings</u> <u>• Do not have an adverse effect on surrounding land uses, residents and the historic and natural environment.</u> 		

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			<p><u>Rural Areas</u></p> <p><u>Unless exceptional circumstances are demonstrated, employment development in the rural areas should be located within or on the edge of those villages in Policy villages 1.</u></p> <p><u>New employment proposals within rural areas on non-allocated sites will be supported if they meet the following criteria:</u></p> <ul style="list-style-type: none"> <u>• They will be outside of the Green Belt, unless very special circumstances can be demonstrated</u> <u>• Sufficient justification is provided to demonstrate why the development should be located in the rural area on a non-allocated site</u> <u>• They will be designed to very high standards using sustainable construction, and be of an appropriate scale and respect the character of villages and the surroundings.</u> <u>• They will be small scale unless it can be demonstrated that there will be no significant adverse impacts on the character of a village or surrounding environment</u> <u>• The proposal and any associated employment activities can be carried out without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features (or on any non-designated buildings or features of local importance).</u> <u>• The proposal will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing the need to travel by private car</u> <u>• There are no suitable available plots or premises within existing nearby</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>employment sites in the rural areas</p> <p>The Local Plan has an urban focus. With the potential for increased travel by private car by workers and other environmental impacts, justification for employment development on new sites in the rural areas will need to be provided. This should include an applicant demonstrating a need for and benefits of employment in the particular location proposed and explaining why the proposed development should not be located at the towns, close to the proposed labour supply.</p> <p>Monitoring and review will be undertaken regularly.</p> <p>Extensions to existing employment sites will be considered in the Local Plan Part 2.</p>		
22	41	<p>Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 2</p> <p>B.55</p>	<p>Delete the first bullet point:-</p> <p>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:</p> <ul style="list-style-type: none"> • Bicester Village Outlet Shopping Centre • Banbury Cross Retail Park • Various other edge of centre & out-of-centre large stores including a number of major food stores • At various local centres within Banbury and Bicester. 	Updating	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
23	41	<p>Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 2</p> <p>New para B.55a</p>	<p>Add new paragraph following B.55:-</p> <p><u>In addition to the more traditional retail parks, food stores and local centres, Bicester Village Outlet centre shopping centre is recognised as providing a specialist role which complements the town centre. As the District's most visited tourist destination, Bicester Village serves both national and international catchments and makes a significant contribution to the local economy. The Council supports the expansion of Bicester village.</u></p>	Updating	Cherwell District Council
24	42	<p>Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 2</p> <p>Policy SLE 2: Securing Dynamic Town Centres</p>	<p>Update policy as follows:-</p> <p>Retail and other 'Main Town Centre Uses' will be directed towards the town centres of Banbury and Bicester and the village centre of Kidlington in accordance with Policies Bicester 5, Banbury 7 and Kidlington 2. The Council will apply the sequential test as set out in the NPPF as follows:</p> <ul style="list-style-type: none"> - Proposals for retail and other Main Town Centre Uses not in these <u>town</u> centres should be in 'edge of centre' locations.- Only if suitable sites are not available in edge of centre locations should out of centre sites be considered. - When considering edge of centre and out of centre proposals, preference <u>will should</u> be given to accessible sites that are well connected to the town centre. <p>An impact assessment will also be required in accordance with requirements in the NPPF.</p>	<p>Clarification</p> <p>Ensuring sustainable travel considering growth levels</p>	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>The Council will consider if the proposals satisfy the sequential test and if they are likely to have a significant adverse impact on one or more of the factors in the NPPF.</p> <p>All proposals should comply with Policy SLE 4:</p> <ul style="list-style-type: none"> • Reduce the need to travel by private car • Be and can be made to be, accessible and well served by a choice of means of transport, especially public transport, walking and cycling as well as by car <p>The Council will require an impact assessment if the proposal is over 2000 sq. metres in Banbury, 1500sq metres in Bicester and 350 sq. metres elsewhere.</p> <p>Evidence in the Council's Retail Study will also be considered in determining applications if information is not provided by the applicant which is considered to supersede this evidence.</p> <p>Proposals should comply with Policy ESD16.</p> <p>The Council will support the provision of new local centres containing a small number of shops of a limited size within the strategic housing allocations on strategic sites set out in this Local Plan.</p>		
25	44	Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local	<p>Insert new paragraph (B.68a) after B.68: -</p> <p>New development in Banbury/Bicester will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of development. This will support delivery of the infrastructure and services needed to facilitate travel by sustainable modes in and around the town, whilst also enabling improvements to be made to the local and strategic road and rail</p>	Clarification	County Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Economy: Policy SLE 4 New paragraph B.68a	networks.		
26	45	Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 4 B.72	Add text as below to the end of the Policy:- Cherwell is working with Aylesbury Vale District Council to ensure the impacts of growth at Bicester and Aylesbury on the A41 are fully addressed and appropriate mitigation considered.	Update to reflect Joint Working	Cherwell District Council
27	46	Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 4	Add text as below to the end of the Policy:- All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. Encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported.	Ensuring sustainable travel considering growth levels	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		SLE 4: Improved Transport Connections			
28	49	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.89a	<p>Delete existing paragraph and insert new text:-</p> <p>Although the South East Plan has been revoked, its housing requirements were important in the preparation of the Local Plan. The Local Plan is informed by, and consistent with, the South East Plan's former housing requirement of 670 new homes per year. This level of development emerged in 2009 from a process of consultation, testing and public examination. It is generally consistent with both 2008 national household projections for the district (641 per annum) and 2011 interim projections (688 per annum) and is considered to be the appropriate and sustainable level of growth for the District.</p> <p><u>Cherwell's housing needs are identified in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. The SHMA identifies a need for 1,140 dwellings per annum equating to 22,800 dwellings from 2011 to 2031. The SHMA analysis includes an assessment of housing need based on demographic trends having regard to past shortfalls in housing delivery to 2011, consideration of 'committed economic growth', modelling of the level of housing provision that might be required to meet affordable need in full and wider evidence of market signals. The SHMA states (para' 9.58), "For Cherwell District the evidence indicates a need for 1,142 dwellings per annum (2011-2031) to support the Strategic Economic Plan. This is based on supporting Committed Economic Growth..."</u></p>	To reflect the 2014 SHMA	Cherwell District Council
29	49	Theme Two: Policies for Building	<p>Delete existing paragraph and insert new text:-</p> <p><u>An Oxfordshire-wide Strategic Housing Market Assessment (SHMA) was</u></p>	To reflect the inspectors note of the 9	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Sustainable communities: Policy BSC 1 B.89b	<p>produced in 2007, pre-recession, and is now considered to be significantly out-of-date. A local study (SHMA Update and Review) was published by the Council in 2012 to supplement the SHMA which confirms that the former South East Plan requirements the are generally consistent with 2008 based household projections. A new county-wide SHMA has also now (in 2013) been commissioned. The results are not yet known but will be considered jointly by all the Oxfordshire District Councils in due course. The following actions have therefore been agreed:</p> <p>“The Council undertakes to work cooperatively with all the other Oxfordshire local authorities to seek to jointly meet in full the objectively assessed need for housing across the Oxfordshire housing market area, to be informed by the 2013 Oxfordshire Strategic Housing Market Assessment (SHMA). The Council will first seek to accommodate its own housing need in full. If following the SHMA, any of the Oxfordshire authorities identify that they cannot fully accommodate their objectively assessed housing need, the Council will fulfil its statutory ‘duty to co-operate’ in partnership with all the other Oxfordshire authorities. As part of this, the Council will actively participate in any necessary joint work to identify and assess all options in accordance with national policy and Strategic Environmental Assessment (SEA) regulations so as to establish how and where any unmet need can best be accommodated within the housing market area.</p> <p>Any joint working will consider all options which may be contained within individual districts or may cross administrative boundaries. If following this joint work it is identified and agreed that any unmet housing need is required to be accommodated within this district one of the following approaches would be undertaken:</p> <ul style="list-style-type: none"> • a highly focussed partial review of the Local Plan; or 	June	

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>• Appropriate land allocations would be made through a subsequent development plan document.</p> <p>The appropriate approach will depend on the scale of the provision required.”</p> <p><u>Cherwell District Council will continue to work under the ‘Duty to Co-operate’ with all other Oxfordshire Local Authorities to address the objectively assessed need for housing across the Oxfordshire housing market area.</u></p> <p><u>As a first step Cherwell District Council has sought to accommodate the housing need for Cherwell District in full in the Cherwell Local Plan.</u></p> <p><u>Cherwell District Council recognises that there is a possibility that Oxford may not be able to accommodate the whole of its new housing requirement for the 2011-2031 period within its administrative boundary. The urban capacity of Oxford is as yet unknown and untested.</u></p> <p><u>Cherwell District Council will continue to work jointly with the Oxfordshire local authorities to assess all reasonable spatial options, including the release of brownfield land, the potential for a new settlement and a full strategic review of the whole of the Oxford Green Belt. These issues are not for Cherwell to consider in isolation. These options will need to be undertaken in accordance with national policy, national guidance, the Strategic Environmental Assessment (SEA) regulations, and the Habitats Regulations Assessment (HRA) to establish how and where any unmet need might best be accommodated within the Oxfordshire Housing Market Area.</u></p> <p><u>This joint work will clearly take time to complete its various stages with full public consultation central to a ‘sound’ process and outcome.</u></p> <p><u>If this joint work reveals that Cherwell and other Districts need to meet additional</u></p>		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</u></p>		
30	49	<p>Theme Two: Policies for Building Sustainable communities: Policy BSC 1</p> <p>B.90</p>	<p>Delete existing paragraph and insert new text:-</p> <p>The Council has had regard to the NPPF by ensuring in particular that:</p> <ul style="list-style-type: none"> • Development is focused primarily on urban areas • The eco-development at North West Bicester (see 'Policy Bicester 1: North West Bicester Eco-Town') is delivered to support the transition to a low carbon future • The level and location of development in rural areas is sustainable. Rural areas are generally less sustainable than urban areas: there is a greater need to travel to employment, schools, shops and other services, and fewer public transport opportunities available. The Plan recognises this and takes account of relatively high levels of delivery in rural areas from 2006 to 2012 • The constraints of the district are considered. The capacity of the southern part of the District is particularly constrained. A large area is protected by the Oxford Green Belt (see Policy ESD 14) and the sensitive ecology of the area (see 'Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment') suggests that development should be limited • The Plan provides for at least 15 years of housing delivery with a Plan period that extends to for an additional period of five ear i.e. 2006 to 2031. <p><u>The Council is committed to meeting the district's objectively assessed needs and, as described above, to working with partner authorities to determine how</u></p>	Consequential amendment	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>any other unmet needs arising from the SHMA can be sustainably accommodated within the Oxfordshire Housing Market Area. The housing strategy of this Local Plan seeks to deliver growth in accordance with the NPPF's Core Planning Principles including:</u></p> <ul style="list-style-type: none"> - <u>providing a positive vision for the future of Cherwell: a strategic growth and investment approach to the towns; an enlarged settlement in the centre of the District, further development at the villages to sustain them</u> - <u>proactively driving and supporting sustainable economic development by meeting the SHMA's Committed Economic Growth scenario</u> - <u>seeking to secure high quality design and a good standard of amenity by developing new neighbourhoods and achieving regeneration and redevelopment of key sites</u> - <u>taking account of the different roles and character of Cherwell's places by promoting the vitality of Bicester, Banbury and Kidlington and their ability to serve their hinterlands, protecting the Oxford Green Belt and concentrating development in sustainable rural locations to protect the intrinsic character and beauty of the countryside and to support thriving rural communities</u> - <u>encouraging the effective re-use of existing land and buildings and bring forward sites that contain land of lesser environmental value such as at Graven Hill (Bicester 2), Canalside (Banbury 1), Bolton Road (Banbury 8), Higham Way (Banbury 19) and at Former RAF Upper Heyford (Villages 5)</u> - <u>promoting strategic, mixed use developments while seeking to conserve heritage assets such as those of national importance at Former RAF Upper Heyford, while actively encouraging wildlife</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			potential such as South East Bicester (Bicester 12) and Gavray Drive (Bicester 13), and making the fullest possible use of public transport, walking and cycling and supporting community well-being such as at the North West Bicester Eco-Town (Bicester 1).		
31	50	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.91	Delete paragraph:- A longer plan period enables more realistic phasing of strategic development sites and assists the planning of infrastructure delivery.	No longer relevant	Cherwell District Council
32	50	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.92	Update text as follows:- In total, the Plan provides for five strategic development sites at Bicester in addition to the on-going construction of an urban extension at South West Bicester (Kingsmere) and a committed site at Talisman Road. It provides for 10 strategic development sites at Banbury, also in addition to an on-going urban extension at Bankside and committed sites at West of Warwick Road and Southam Road. The Plan meets its housing requirements by allocating strategic development sites at Bicester and Banbury, by making an allowances for non-strategic urban and rural sites in sustainable locations and by including a realistic and reliable windfall allowances for (previously developed) sites of less than 10 dwellings. Development at villages will be considered against the Policy Villages 1: Village Categorisation, Policy Villages 2: Distributing Growth Across the Rural Areas and Policy Villages 3: Rural Exception Sites. Through the identification of 'green buffers', the Plan also identifies land where development would be inappropriate because of its environmental or historic significance.	Update to reflect proposed plan modifications	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification																																			
33	50	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.94	Update text as follows:- Overall housing delivery from 2011 06 to 2031 will be as set out in the policy below. Further delivery will be seen at the North West Bicester site (Policy Bicester 1) beyond 2031 but the Plan does not preclude earlier or faster delivery.	Updating	Cherwell District Council																																			
34	50	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 Policy BSC1: District Wide Housing Distribution	Update policy text to read:- Policy BSC 1: District Wide Housing Distribution Cherwell district will deliver a wide choice of high quality homes by providing for 22,840 16,750 additional dwellings between 1 April 201 106 and 31 March 2031. 1,106 2,898 completions were recorded between 201 106 and 201 42 leaving 21,734 13,852 homes to be provided between 201 42 and 2031. Housing will be delivered in accordance with the requirements set out below: <table border="1"> <thead> <tr> <th>-</th> <th>Bicester</th> <th>Banbury</th> <th>Rest of District</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>Completions</td> <td>224</td> <td>1376</td> <td>1298</td> <td>2898</td> </tr> <tr> <td>Permissions (10+)</td> <td>1774</td> <td>1245</td> <td>1226</td> <td>4245</td> </tr> <tr> <td>Allocations</td> <td>4793</td> <td>2950</td> <td>398</td> <td>8141</td> </tr> <tr> <td>Windfalls (<10)</td> <td>103</td> <td>383</td> <td>980</td> <td>1466</td> </tr> <tr> <td>Totals</td> <td>6894</td> <td>5954</td> <td>3902</td> <td>16,750</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	-	Bicester	Banbury	Rest of District	Totals	Completions	224	1376	1298	2898	Permissions (10+)	1774	1245	1226	4245	Allocations	4793	2950	398	8141	Windfalls (<10)	103	383	980	1466	Totals	6894	5954	3902	16,750						To meet the objectively assessed need identified in the SHMA 2014	Cherwell District Council
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				<u>Bicester</u>	<u>Banbury</u>	<u>Rest of District</u>			<u>Totals</u>
				<u>365</u>	<u>213</u>	<u>528</u>	<u>1,106</u>		
			<u>Completions</u>	<u>365</u>	<u>213</u>	<u>528</u>	<u>1,106</u>		
			<u>Permissions (10+)</u>	<u>1,934</u>	<u>2,346</u>	<u>1,760</u>	<u>6,040</u>		
			<u>Allocations</u>	<u>7,726</u>	<u>4,344</u>	<u>2,350</u>	<u>14,420</u>		
			<u>Windfalls (<10)</u>	<u>104</u>	<u>416</u>	<u>754</u>	<u>1,274</u>		
			<u>Totals</u>	<u>10,129</u>	<u>7,319</u>	<u>5,392</u>	<u>22,840</u>		
35	51	Theme Two: Policies for Building Sustainable communities: Policy BSC 2 B.98	<p>Update text as follows and add additional wording to paragraph:-</p> <p>The Plan <u>seeks to secure the redevelopment of a number of major previously developed sites comprising provides for 9,607 homes in addition to existing planning permissions. From the Housing Trajectory (Section E), it is estimated that approximately 45% of homes can be delivered on previously developed land. The redevelopment of Banbury Canalside ('Policy Banbury 1': Banbury Canalside'), Bolton Road and Spiceball in Banbury town centre (Banbury 8 & 9), Higham Way near the railway station in Banbury (Banbury 19), -the MOD site at Graven Hill, Bicester ('Policy Bicester 2: Graven Hill'), a Phase 2 to Bicester town centre redevelopment (Bicester 6) -and the former RAF Upper Heyford airbase (originally approved in 2010 — see 'Policy for Villages 5): Former RAF Upper Heyford'). -will be central to achieving this.</u> The plan also includes a windfall allowance for small previously developed sites.</p> <p><u>Therefore, although the Plan allocates large areas of greenfield land to meet the district's development needs, the Council will strive to ensure that these important 'brownfield' schemes are delivered.</u></p>				To reflect changes to the Housing Trajectory in the interest of meeting objectively assessed needs	Cherwell District Council	
36	51	Theme Two: Policies for Building	<p>Update text as follows:-</p> <p>It is also important to make efficient use of land. <u>In general, new housing should</u></p>				Clarification	Cherwell District	

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Sustainable communities: Policy BSC 2 B.99	be provided at a net density of at least 30 dwellings per hectare. However, the density of housing development will be expected to reflect the character and appearance of individual localities and development principles that are appropriate to the individual circumstances of sites. In general, new housing should be provided at a net density of at least 30 dwellings per hectare.		Council
37	51	Theme Two: Policies for Building Sustainable communities: Policy BSC 2 B.100	Update text as follows:- In considering development on smaller sites, previously developed land within urban areas, and within those villages identified by the Local Plan as being suitable places for additional residential development (Policy Villages 1), should generally be considered over greenfield previously undeveloped sites.	Clarification	Cherwell District Council
38	51	Theme Two: Policies for Building Sustainable communities: Policy BSC 2 Policy BSC2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density	Update policy to read:- Housing development in Cherwell will be expected to make effective and efficient use of land. The Council will encourage the re-use of previously developed land in sustainable locations. seek to deliver approximately 45% of new homes on previously developed land across the district. New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there justifiable planning reasons for lower density development.	To reflect changes to the Housing Trajectory in the interest of meeting objectively assessed needs	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
39	51	Theme Two: Policies for Building Sustainable communities: Policy BSC 3 B.102	Update text as follows:- <u>The findings from the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 has identified a net need of 407 affordable homes per year. This is calculated by taking into account the backlog need, need from newly forming households, existing households falling into need and the supply of affordable housing. The SHMA points out that its needs model is based on evidence at a point in time and does not, for example, take account of the role which the Private Rented Sector plays in meeting the needs of households which require affordable housing. The Council's previous 'Strategic Housing Market Assessment Review and Update 2012' concluded are that the net housing need based on the ability to afford private rents is 186 homes per year or 831 homes per year based on the ability to buy an entry level property. By applying a social:affordable rent split based on affordability, the overall need was is identified as being in the region of 300 homes per year. Assessing need is complex and the level of need will fluctuate. However, the need to provide affordable housing at viable levels is clear.</u>	Changes to reflect the 2014 SHMA findings	Cherwell District Council
40	54	Theme Two: Policies for Building Sustainable communities: Policy BSC 4 B.119	Delete existing paragraph and replace with as follows:- <u>Modelling work has been undertaken (SHMA Review and Update 2012) which examines 'housing careers' and household 'lifestages' and applies these to national household projections (2008 based) for Cherwell to determine the most appropriate mix of housing types and sizes to best meet the projected mix of households.</u> <u>The Oxfordshire SHMA (2014) provides conclusions on a strategic mix of housing for Oxfordshire over the next 20 years. The SHMA analyses the types and sizes of accommodation occupied by different ages of residents, projected changes in the population and estimates of future need and demand for different sizes of homes. The SHMA's conclusions are shown below:</u>	Changes to reflect the 2014 SHMA findings	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification																				
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41	54	Theme Two: Policies for Building Sustainable communities: Policy BSC 4 B.120	<p>Delete existing paragraph and replace with as follows:-</p> <p>The model provides an 'optimum' stock profile which would best fit the different lifestages projected to exist at that time for each household group. Although the model has to generalise, it also seeks to be as realistic as possible, for example by carefully considering the proportion of 'empty nester' households who might or might not 'downsize' over coming years.</p> <p><u>The SHMA does advise, however, that at an individual local authority level, there is a greater need for 3-bed properties in Cherwell and that the overall mix identified is focused more towards smaller properties than the existing mix of homes in Oxfordshire.</u></p>	Changes to reflect the 2014 SHMA findings	Cherwell District Council																				
42	54	Theme Two: Policies for Building Sustainable communities: Policy BSC 4 B.121	<p>Delete existing paragraph and replace with as follows:-</p> <p>The estimates for each broad household group apply to the whole of the housing stock, not just new developments. However, the mix of new additions to stock gradually moves the overall mix towards the optimum profile.</p> <p><u>The SHMA also advises that in applying policies for housing mix to individual development sites, regard should be had to '...the nature of the development site and character of the area, and to the up-to-date evidence of need as well as the existing mix and turnover of properties at the local level'.</u></p>	Changes to reflect the 2014 SHMA findings	Cherwell District Council																				

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
43	54	Theme Two: Policies for Building Sustainable communities: Policy BSC 4 B.122	Delete paragraph:- The overall conclusion is that for the foreseeable future the direction of travel of planning should be to provide more moderately sized family homes which are affordable to those on average incomes, and more downsizing homes for sale which will appeal to 'empty nesters'.	Changes to reflect the 2014 SHMA findings	Cherwell District Council
44	54	Theme Two: Policies for Building Sustainable communities: Policy BSC 4 B.124	Update text as follows:- <u>The NPPF recognise that a key driver of change in the housing market over the next 20 years will be the growth in the population of elderly people.</u> Evidence produced for the Council's former Housing Strategy for Older People (2010-2015) identified a requirement for an additional 788 units from 2010 to 2026 to meet extra care and 'enhanced sheltered' needs. Extra care remains an important housing option in the new district Housing Strategy 2012-2017. <u>The SHMA also highlights that an ageing population and higher levels of disability and health problems amongst older people will mean an increasing demand for specialist housing.</u>	Changes to reflect the 2014 SHMA findings	Cherwell District Council
45	55	Theme Two: Policies for Building Sustainable communities: Policy BSC 4 Policy BSC 4: Housing Mix	Update policy as follows:- 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 mix of housing will be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions.	Changes to reflect the 2014 SHMA findings	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>Strategic housing sites of at least 400 dwellings will be expected to provide a minimum of 45 self-contained extra care dwellings as part of the overall mix. Should it be agreed with the Council that extra care housing would not be desirable in a particular location, an equivalent amount of alternative specialist housing (use class C3) for older people will be required.</p> <p>Elsewhere, opportunities for the provision of extra care, specialist housing for older and/or disabled people and those with mental health and other supported housing for those with specific living needs will be encouraged in suitable locations close to services and facilities. All proposals will be expected to provide affordable housing in accordance with Policy BSC 3: Affordable Housing.</p>		
46	57	<p>Theme Two: Policies for Building Sustainable communities: Policy BSC 6</p> <p>Policy BSC 6: Travelling Communities</p>	<p>Replace “Local Neighbourhoods” with “Local Plan Part 2” and update policy as follows:-</p> <p>Cherwell district will provide for 15 additional pitches to meet the needs of Gypsies and Travellers from 2012 to 2027. It will also provide an additional 24 plots for Travelling Showpeople from 2012 to 2031.</p> <p>To meet these requirements, and in order to provide and maintain a five year supply of deliverable sites, allocations will be made in the Local Neighbourhoods Local Plan Part 2 Document and planning permissions will be granted for suitable sites.</p> <p>Locations outside of the Cotswolds Area of Outstanding Natural Beauty and the Green Belt will be considered. In identifying suitable sites with reasonable accessibility to services and facilities the following sequential approach will be applied:</p>	Updating and reflecting the changes made to Policy Villages 1	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>1. within 3km road distance of the built-up limits of Banbury, Bicester or a Category A village</p> <p>2. within 3km road distance of a Category B village <u>and within reasonable walking distance of a regular bus service to Banbury or Bicester or to a Category A village.</u></p> <p>3. within 3km road distance of a Category C village and within reasonable walking distance of a regular bus service to Banbury or Bicester or to a Category A or Category B village.</p> <p>Other locations will only be considered in exceptional circumstances.</p> <p>The following criteria will also be considered in assessing the suitability of sites:</p> <ul style="list-style-type: none"> a) access to GP and other health services b) access to schools c) avoiding areas at 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. 		
47	57/58	<p>Theme Two: Policies for Building Sustainable communities: Policy BSC 7</p> <p>B.142</p>	<p>Update text as follows:-</p> <p>We will support the growth plans of schools across the district and recognise the important role that viable schools have to play in maintaining the quality of life of communities across the district. Oxfordshire County Council as the Local Education Authority is usually responsible for the provision of new schools and school places. It has a statutory duty to ensure that there are enough school places. The District Council will work with the County Council and others to</p>	To meet requirement to provide school places generated by increased housing requirement	Oxfordshire County Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>provide nursery, primary and secondary schools; further and higher education facilities; community learning facilities; special schools; free schools and other educational facilities. This will include for the strategic site allocations in the Local Plan. New schools will be provided where required, for example at North West Bicester (Policy Bicester 1) and Banbury Canalside (Policy Banbury 1) and South East Bicester (Policy Bicester 12). We will ensure sufficient primary and secondary school provision across the District to accommodate Cherwell's population growth. This may include seeking the provision of new schools, contributions towards these facilities or contributions towards expanding existing facilities. The County Council has identified the potential need for a new secondary school at Banbury with the location yet to be determined. A draft Planning Obligations Supplementary Planning Document (SPD) has been prepared. Upon completion it will provide further details on how developer contributions for education facilities will be sought.</p>		
48	60	<p>Theme Two: Policies for Building Sustainable communities: Policy BSC 9</p> <p>Para B.157</p>	<p>Update text as follows:-</p> <p>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 connection to Superfast high speed broadband. As a result of the investment by the Department for Culture, Media and Sports (DCMS), Oxfordshire County Council and Cherwell District Council full District wide coverage will have been secured by 2017 to support increased business and residential use, supporting increased home working, new business formation and new service provision.</p>	Clarification	Oxfordshire County Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
49	60	Theme Two: Policies for Building Sustainable communities: Policy BSC 9 Policy BSC 9: Public Services and Utilities	Include a new sentence at the end of the Policy:- The Council will support proposals which involve new or improvements to public services/utilities if they are required to enable the successful delivery of sites and where they accord with other relevant policies in the Plan. <u>All new developments will be expected to include provision for connection to Superfast Broadband.</u>	Clarification	Oxfordshire County Council
50	65-66	Theme Two: Policies for Building Sustainable communities : Policy BSC 12 B.170	Insert additional text after the third sentence to reflect initial findings of needs assessment work:- The PPG17 assessment only covered the period to 2026 and in view of the extended plan period and increased level of growth associated with it, a review of indoor sport, recreation and community facilities provision is being undertaken. <u>Initial indications are that there will be a deficiency in sports hall provision by 2031 with unmet demand being particularly noticeable around Bicester. There will be some unmet demand in swimming pool provision by 2031, with a capacity issue at existing facilities and deterioration in attractiveness at the older facilities through aging. Unmet demand could be addressed by the provision of new facilities or increasing the capacity and quality of existing facilities.</u> Further location specific information is included in Section C 'Policies for Cherwell's Places'. The findings will be used to determine whether additional facilities are needed and inform the application of Policy BSC12 below.	Updating to reflect new evidence base	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
51	68	Theme Two: Policies for ensuring Sustainable Development Introduction B.175	Insert additional text after first and second sentences to include reference on Policy ESD 15:- The Local Plan will help to ensure that growth and development does not take place at the expense of the very features which make Cherwell unique. For example, <u>Policy ESD 15 establishes green buffers at the urban rural fringe with the aim of avoiding we will require clear green boundaries to be established as buffers at the edge of where growth occurs to avoid</u> coalescence between the areas for strategic development and neighbouring villages. <u>Proposals will only be permitted if they would not conflict with the objectives of Policy ESD 15, and are sensitively designed.</u>	Consequential amendment	Cherwell District Council
52	70	Theme Three: Policies for ensuring Sustainable Development Policy ESD 2	Amend Section title for Policy ESD 2: Energy Hierarchy:- <ul style="list-style-type: none"> Energy Hierarchy <u>and Allowable Solutions</u> 	Updating of the Local Plan	Cherwell District Council
53	70	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 2 B.185	Add reference to residential and amended the paragraph to include all non residential development:- An Energy Statement will be required for proposals for major <u>residential</u> developments (over 10 dwellings), <u>or 1000sqm of non residential floorspace) and all non residential development</u>	Consequential amendment (see changes to Policy ESD 3)	Cherwell District Council
54	70	Theme Three: Policies for ensuring	Replace the last sentence with a new sentence:- ...It will not always be cost effective or technically feasible to meet the zero	Updating of the Local Plan	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Sustainable Development: Policy ESD 2 B.185a	carbon standard through on site measures and the government is therefore proposing that the zero carbon standard could be achieved by mitigating the remaining emissions off-site through the use of allowable solutions. <u>The Council will support the implementation of the national approach to allowable solutions once defined and any additional implementation guidance required at a local level will be set out in the Local Plan Part 2 and the Sustainable Buildings in Cherwell SPD'. At the present time there is uncertainty over the implementation of allowable solutions at national level but it is intended that Cherwell's approach will be developed in the Development Management DPD and the Sustainable Buildings SPD.</u>		
55	70	Theme Three: Policies for ensuring Sustainable Development Policy ESD 2 ESD 2: Energy Hierarchy	Amend title from "Energy Hierarchy" to "Energy Hierarchy and Allowable Solutions":- Delete policy and replace with a new policy Energy Hierarchy In seeking to achieve carbon emissions reductions, we will promote an 'energy hierarchy' as follows: <ul style="list-style-type: none"> • 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. The Council's approach to the use of allowable solutions will be developed through the Development Management DPD and the Sustainable Buildings SPD. Energy Hierarchy and Allowable Solutions <u>In seeking to achieve carbon emissions reductions, we will promote an 'energy</u>	Updating of the Local Plan	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>hierarchy' as follows:</u></p> <ul style="list-style-type: none"> <u>Reducing energy use, in particular by the use of sustainable design and construction measures;</u> <u>Supplying energy efficiently and giving priority to decentralised energy supply; Making use of renewable energy;</u> <u>Making use of allowable solutions</u> 		
56	71	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 3 B.189	<p>Delete text following the first sentence:-</p> <p>The delivery of sustainable development is a fundamental theme of the Local Plan and the Council places a high priority on the achievement of sustainable construction. The requirements of the policy go beyond what is currently required under the Building Regulations but are considered justified because of the findings of evidence base documents and the circumstances of the district, including traditionally high levels of carbon emissions and energy consumption and being located in an area of serious water stress. The Council is also mindful of the government's intention for all new homes to be zero carbon from 2016 and the possible extension of this to include other buildings from 2019. The justification for the requirements of Policy ESD 3 is set out in more detail in a Background Paper (see Appendix 3: Evidence Base).</p>	Updating of the Local Plan	Cherwell District Council
57	71-72	Theme Three: Policies for ensuring Sustainable Development Policy ESD 3 ESD 3: Sustainable Construction	<p>Delete policy and replace with a new policy:-</p> <p>Policy ESD 3 Sustainable Construction All new homes will be expected to meet at least Code Level 4 of the Code for Sustainable Homes with immediate effect, unless exceeded by the standards set for NW Bicester eco-town (See Policy Bicester 1).</p> <p>Achieving higher Code levels in the water and energy use categories will be particularly encouraged. All new non-residential development will be expected to meet at least BREEAM</p>	Updating of the Local Plan	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>'Very Good' with immediate effect.</p> <p>On the strategic sites allocated for development in this Local Plan, the Council expects to see the achievement of higher levels of on-site "carbon compliance" (carbon emissions reductions through energy efficiency and the use of renewable energy) than required through national building regulations.</p> <p>Proposals for conversion and refurbishment will be expected to show high quality design and high environmental standards, demonstrating sustainable construction methods including but not limited to:</p> <ul style="list-style-type: none"> • Minimising both energy demands and energy loss • Maximising passive solar lighting and natural ventilation • Maximising resource efficiency • Incorporating the use of recycled and energy efficient materials • Reducing waste and pollution and making adequate provision for the recycling of waste • Making use of sustainable drainage methods • Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example); and • Making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment. <p>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 in-house economic viability assessment can be undertaken. Where it is agreed that an external economic viability assessment is required, the cost shall be met by the promoter.</p> <p><u>ESD 3 Sustainable Construction</u></p> <p><u>All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development</u></p>		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.</u></p> <p><u>Cherwell District is in an area of water stress and as such the Council will seek a higher level of water efficiency than required in the Building Regulations, with developments achieving a limit of 110 litres/person/day.</u></p> <p><u>All new non residential development will be expected to meet at least BREEAM 'Very Good' with immediate effect, subject to review over the plan period to ensure the target remains relevant. The demonstration of the achievement of this standard should be set out in the Energy Statement.</u></p> <p><u>The strategic site allocations identified in this Local Plan are expected to reflect exemplary contributions to carbon emissions reductions and to wider sustainability.</u></p> <p><u>All development proposals will be encouraged to reflect high quality design and high environmental standards, demonstrating sustainable construction methods including but not limited to:</u></p> <ul style="list-style-type: none"> <u>• Minimising both energy demands and energy loss</u> <u>• Maximising passive solar lighting and natural ventilation</u> <u>• Maximising resource efficiency</u> <u>• Incorporating the use of recycled and energy efficient materials</u> <u>• Incorporating the use of locally sourced building materials</u> <u>• Reducing waste and pollution and making adequate provision for the recycling of waste</u> <u>• Making use of sustainable drainage methods</u> <u>• Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example); and</u> <u>• Making use of the embodied energy within buildings wherever possible and</u> 		

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			<p>re-using materials where proposals involve demolition or redevelopment.</p> <p>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 in house economic viability assessment can be undertaken. Where it is agreed that an external economic viability assessment is required, the cost shall be met by the promoter.</p>		
58	73	<p>Theme Three: Policies for ensuring Sustainable Development Policy ESD 4</p> <p>ESD 4: Decentralised Energy Systems</p>	<p>Amend policy in the first bullet:-</p> <p>A feasibility assessment for DH/CHP, including consideration of biomass fuelled CHP, will be required for:</p> <ul style="list-style-type: none"> • All residential developments for 400100 dwellings or more • All residential developments in off-gas areas for 50 dwellings or more • All applications for non domestic developments above 1000m2 floorspace 	To reflect the new strategic site threshold in the Local Plan and the conclusions of the Renewable Energy and Sustainable Construction Study	Cherwell District Council
59	74	<p>Theme Three: Policies for ensuring Sustainable Development Policy ESD 5</p> <p>ESD 5: Renewable Energy</p>	<p>Amend policy in the 8th bullet:-</p> <p>A feasibility assessment of the potential for significant on site renewable energy provision (above any provision required to meet national building standards) will be required for:</p> <ul style="list-style-type: none"> • All residential developments for 100400 dwellings or more • All residential developments in off-gas areas for 50 dwellings or more • All applications for non-domestic developments above 1000m2 floorspace 	To reflect the new strategic site threshold in the Local Plan	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
60	80	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 9 New Para B.224a	Insert new paragraph B.224a: B.224a Paragraph B.89b indicates that if Oxford is unable to accommodate the whole of its new housing requirement for the 2011-2031 period within its administrative boundary, the Council will continue to work jointly with the other Oxfordshire local authorities to assess all reasonable spatial options of how any unmet need could be met. The consideration of all reasonable options would include undertaking a Habitats Regulations Assessment to assess the alone and in combination effects on sites of European importance.	Clarification in response to Natural England comments on HRA of the proposed modifications	Cherwell District Council/Natural England
61	88	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 14 B.256	Update the first four sentences of the paragraph to reflect the findings of the SHLAA and emerging work on the Kidlington Framework Masterplan:- Government policy indicates that Green Belt boundaries should only be altered in exceptional circumstances. The Local Plan's housing requirements and development strategy can be achieved without the need for a strategic review of the Green Belt in the district. At the current time it is neither considered that the 'exceptional circumstances' required by government policy exist to justify a small scale local review of the Green Belt to meet local housing needs. In terms of local housing need, S small scale affordable housing schemes to meet specifically identified local housing need may be met through the release of rural exception sites as part of the development control process, in accordance with Policy Villages 3. Kidlington's local housing needs are being examined in more detail through the preparation of a Kidlington Framework Masterplan which will provide evidence for the Local Neighbourhoods DPD Local Plan Part 2 and, potentially, a Neighbourhood Plan. Initial findings from this work and the updated SHLAA suggest a small scale Green Belt review of the boundaries around the village may be required as part of Local Plan Part 2, to accommodate Kidlington's local housing need. A recent Employment Land Review (2012) identified a need for additional employment land in the Kidlington area. It is not anticipated that this land can be accommodated on sites outside of	Updating to reflect the findings of the SHLAA and emerging work from the Kidlington Masterplan Framework	Cherwell District Council

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			the Green Belt. A specific need has also been identified for the Science Park at Begbroke. Therefore, exceptional circumstances are considered to exist to a small scale local review of the Green Belt to meet employment needs (see Policy Kidlington 1: Accommodating High Value Employment Needs.		
62	89	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 14 ESD 14: Oxford Green Belt	Amend the final paragraph of the policy to refer to the possibility of small scale Green Belt review to accommodate Kidlington's local housing need being undertaken in Local Plan Part 2:- A small scale local review of the Green Belt boundary in the vicinity of Langford Lane Kidlington and Begbroke Science Park will be undertaken as part of the Development Management or Local Neighbourhoods DPD Local Plan Part 2 , in order to accommodate employment needs (See Policy Kidlington 1). A small scale local review of the Green Belt boundary around Kidlington will also be undertaken as part of Local Plan Part 2 if the village's local housing needs cannot be accommodated within the built up area. Further small scale local review of the Green Belt boundary will only be undertaken where exceptional circumstances can be demonstrated.	Updating to reflect the findings of the SHLAA and emerging work from the Kidlington Masterplan Framework, and the change in document titles	Cherwell District Council
63	90	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 15 B.260	Amend the final sentence as a result of consequential changes to the buffer following proposed new sites at Banbury, and add further clarification on the green buffers:- The boundaries of the green buffers are shown on the Policies Map. The buffers do not negate the need for green infrastructure provision within the strategic allocation sites. They are intended to define the limits to built development (including associated green infrastructure) and protect the gaps between the existing/planned edge between Bicester and the villages of Ambrosden, Bucknell, Caversfield, Chesterton, Launton, Stratton Audley and Wendlebury, and the gaps between the existing or planned edge of Banbury and the villages of Adderbury, Bodicote, Drayton, Hanwell, Little Bourton,	Consequential change and clarification	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			Nethercote, North Newington and Wroxton. Additional buffers are shown on the south <u>west east</u> edge of Banbury to protect the prominent landscape feature Crouch Hill and historic Salt Way (<u>west of Bloxham Road</u>) and their settings. <u>Land included in the green buffers often contributes to the character and setting of the towns and neighbouring villages.</u>		
64	90	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 15 Policy ESD 15: Green Boundaries to Growth	Amend title of Policy from “Green Boundaries to Growth” to “The Urban-Rural Fringe”:- Policy ESD 15: <u>The Urban-Rural Fringe</u> Green Boundaries to Growth	Clarification	Cherwell District Council
65	90	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 15 Policy ESD 15: Green Boundaries to Growth	Amend the final sentence to clarify the approach to be taken to development proposals:- Development proposals within the green buffers will <u>be assessed to determine their impact on the identity and setting of the towns and neighbouring villages including associated features of landscape or historic value, and the extent to which they would lead to coalescence, and intrude on key gaps and views.</u> <u>Proposals will</u> only be permitted if they would not conflict with these objectives, <u>and are sensitively designed.</u>	Clarification following debate at Examination	Cherwell District Council

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66	105	Bicester: Bicester in 2031 C.26	Update text as follows:- <u>Over Almost 10,000 7,000</u> -new homes will have been constructed up to 2031, of which a substantial number will be 'affordable'.	Updating to reflect site changes and to boost housing supply in accordance with the SHMA	Cherwell District Council
67	106	Bicester: Strategic Development: Bicester 1 – North West Bicester Eco-Town C.33	Update text as follows:- <ul style="list-style-type: none"> Following the (now revoked) South East Plan's publication, North West Bicester was identified in Annex A of the Eco-towns PPS (2009) as one of the four potential locations for the development of an eco-town. An eco-town development of <u>at least 56,000 homes and jobs</u> will be developed on land identified at North West Bicester in accordance with the standards set out in the extant Eco-towns PPS. It was expected that the development will be substantially completed within the plan period but that has been reviewed as part of the proposed housing trajectory which shows that <u>at least 1,793 over 3,000</u> homes will be provided at NW Bicester within the plan period. 	To boost housing supply in accordance with the SHMA	Cherwell District Council
68	107	Bicester: Strategic Development: Bicester 1 – North West Bicester Eco-Town C.35	Amend 5 th bullet as follows:- Proposals should ensure: <ul style="list-style-type: none"> Zero-carbon development as defined in the Eco-town PPS and Eco Bicester One Shared Vision Delivery of a high quality local environment Climate Change Adaptation - eco town standards are met on water, flooding, green infrastructure and biodiversity Homes that achieve at least Level 5 of the Code for Sustainable Homes 	Consequential amendment to reflect changes to policy	Cherwell District Council

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			<ul style="list-style-type: none"> • Employment - At least 3,000 jobs within the plan period (approximately 1000 jobs on B use class land on the site) within the plan period. access to one employment opportunity, for each new dwelling within easy reach by walking, cycling and/or public transport. An economic strategy will be required and there should be to support planning applications to deliver 5,000 jobs over the lifetime of the development (excluding construction) as part of the NW Bicester development area. There should be local sourcing of labour, including providing apprenticeships during construction. • Transport - at least 50% of trips originating from the development to be made by means other than the car • Promotion of healthy lifestyles • Provision of local services and facilities • Green infrastructure and Biodiversity - 40% of the total gross site area will be provided as green space of which at least half will be public open space • Sustainable management of waste. 		
69	108	Bicester: Strategic Development: Employment C.41	<p>Amend paragraph to reflect revised housing trajectory:-</p> <p>An economic strategy will be produced to support the proposals for the eco-town at North West Bicester. It should demonstrate how access to employment will be achieved and deliver a minimum of one employment opportunity per new dwelling. For NW Bicester, this will mean providing access to work and 56,000 jobs by the end of the delivery of the NW Bicester eco-town development. The Local Plan estimates that at least over 3,000 1,793 homes will be provided by 2031 and therefore sets a target of approximately 3,000 1,793 job opportunities associated with the project to be provided within this period.</p>	<p>To boost housing supply in accordance with the SHMA.</p> <p>Growth in jobs to match growth in housing</p>	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
70	108	Bicester: Employment C.42	Amend text as follows:- The precise nature and location of these jobs will be set by a masterplan has been prepared for the NW 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. The draft masterplan shows that about 10 hectares of employment land is required at North West Bicester. 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. <u>It is estimated that approximately 1,000 B use class jobs would be located at the North West Bicester site. The remainder would be provided through other uses including home working. Some jobs are likely to be located away from the site, for example in the town centre or on other employment sites.</u>	Updating	Cherwell District Council
71	108-109	Bicester: Policy Bicester 1 North West Bicester Eco-Town	Amend policy as follows:- Policy Bicester 1 NW Bicester Eco-Town Development Area: 345 390 hectares Development Description: A new exemplar <u>zero carbon (as defined in the Eco-towns Supplement to PPS1) eco-mixed use development including 6,000 homes</u> will be developed on land identified at NW <u>North West</u> Bicester. Planning permission will only be granted for development at NW Bicester following approval by Cherwell District Council of a comprehensive masterplan for the whole area. Development Briefs / Design Codes will be required for each phase of the site, to be prepared by the developer and approved by the Council. as set out in the emerging North West Bicester Masterplan Supplementary	Amended policy to reflect Masterplan for the Development Area, which includes a re-profiled delivery assessment	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p data-bbox="678 323 1693 384"><u>Planning Document.</u> Cherwell District Council will expect the outline planning application and accompanying masterplan to meet the following requirements:</p> <p data-bbox="678 456 855 485"><u>Employment</u></p> <ul data-bbox="725 523 1720 1361" style="list-style-type: none"> <li data-bbox="815 523 1720 687">• Land Area – 37 ha, unless it is demonstrated through the economic strategy that a different land area will deliver the jobs required. <u>a minimum of 10 ha, comprising business premises focused at Howes Lane and Middleton Stoney Road, employment space in the local centre hubs and as part of mixed used development.</u> <li data-bbox="815 759 1693 855">• Jobs created – Approximately 5000 jobs (about 1,800 to be delivered within the plan period). <u>At least 3,000 jobs (approx. 1000 jobs on B use class land on the site) within the plan period.</u> <li data-bbox="725 927 1671 1023">• Use classes – B1, with limited B2 and B8 uses where it supports employment in businesses that contribute to the low carbon economy and does not adversely affect neighbouring uses. <li data-bbox="725 1062 1682 1158">• <u>It is anticipated that the business park at the South East corner of the allocation will generate between 700 and 1000 jobs in use classes B1, B2 and B8 early in the Plan period.</u> <li data-bbox="725 1198 1720 1262">• <u>A Carbon Management Plan shall be produced to support all applications for employment developments.</u> <li data-bbox="815 1334 1626 1361">• An economic strategy to be produced to support the planning 		

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			<p>applications for eco-town proposals demonstrating how access to work will be achieved and to deliver a minimum of one employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport</p> <ul style="list-style-type: none"> • Mixed use local centre hubs to include employment (B1(a), A1, A2, A3, A4, A5, C1, D1 and D2) • New non-residential buildings will be BREEAM Excellent <u>Very Good with the capability of achieving BREEAM Excellent.</u> <p>Housing</p> <ul style="list-style-type: none"> • Number of homes – <u>Up to 6,000 (3,293 to</u> be delivered within the plan period) • Affordable Housing – 30% • Layout to achieve Building for Life 12 <u>and (Lifetime Homes) standards</u> • Homes to be constructed to a minimum of Level 5 of the Code for Sustainable Homes including being equipped to meet the water consumption requirement of Code Level 5 • The provision of extra care housing <u>and the opportunity for self-build affordable housing</u> • Have real time energy monitoring systems, real time public transport information and <u>Superfast high speed b</u>Broadband access, including next generation broadband where possible. Consideration should also be given to digital access to support assisted living and smart energy management systems. 		

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			<p>Infrastructure Needs</p> <ul style="list-style-type: none"> • Education – Sufficient <u>secondary</u>, primary and nursery school provision on site to meet projected needs. It is expected that four 2 Forms of Entry primary schools and one secondary school will be required. There should be a maximum walking distance of 800 metres from homes to the nearest school. • Health – to provide for <u>a one</u> 7 GP surgery to the south <u>east</u> of the site and a dental surgery. • Burial Ground – to provide a site of a minimum of <u>44</u> ha for a burial ground which does not pose <u>unacceptable</u> risks to water quality (this may contribute to the Green Infrastructure requirements) • Green infrastructure – 40% of the total gross site area will comprise green space of which at least half will be publicly accessible and consist of a network of well managed, high quality green/open spaces which are linked to the open countryside. This should include sports pitches, parks and recreation areas, play spaces, allotments, <u>a the required</u> burial ground (possibly a woodland cemetery) and SUDS. • Planning applications <u>shalleuld</u> include a range of types of green space and meet the requirements of Policy BSC11. • Dual sports provision could be provided with the new secondary school • Access and Movement – <u>proposals to include</u> appropriate crossings of the railway line <u>will be incorporated into the masterplan</u> to provide access and integration across the NW Bicester site. Changes and improvements to Howes Lane and Lords Lane <u>to facilitate integration of new development with the town.-</u> • Community facilities – <u>to including</u> facilities for leisure, health, social care, education, retail, arts, culture, library services, <u>indoor and outdoor</u> sport, play <u>community</u> and voluntary services. The local centre hubs shall provide for a mix of uses that will include retail, employment, community 		

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			<p>and residential provision. Education, health care, community and indoor sports facilities will be encouraged to locate in local centres and opportunities for co location will be welcomed. Provision will be proportionate to the size of the community they serve. Each neighbourhood of approximately 1000 houses to include provision for community meeting space suitable for a range of community activities including provision for older people and young people. A site of 0.5 ha for a site for a place of worship to be reserved for future <u>use development</u>.</p> <ul style="list-style-type: none"> • The submission of proposals to support the setting up and operation of a financially viable Local Management Organisation by the new community to allow locally based long term ownership and management of facilities in perpetuity. • Utilities – Utilities and infrastructure which allow for zero carbon and water neutrality on the site and the consideration of sourcing-waste heat from <u>the</u> Ardley Energy from Waste facility. The approach shall be set out in a Water Cycle Study accompanying the masterplan for the site. The Water Cycle Study shall cover water efficiency and demand management, water quality and how it will be protected and improved, WFD compliance, surface water management to avoid increasing flood risk and water services infrastructure improvement requirements and their delivery, having regard to the Environment Agency's guidance on Water Cycle Studies. The approach shall be set out in an Energy Strategy and a Water Cycle Study. The Water Cycle Study shall cover water efficiency and demand management, water quality and how it will be protected and improved, WFD compliance, surface water management to avoid increasing flood risk and water services infrastructure improvement requirements and their delivery, having regard to the Environment Agency's guidance on Water Cycle Studies. Zero Carbon (see PPS definition) water neutral development is sought. Development proposals will demonstrate how these requirements will be met. Off site improvements to the utilities may be required. 		

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			<ul style="list-style-type: none"> • Waste Infrastructure – The provision of facilities to reduce waste to include at least 1 bring site per 1000 population positioned in accessible locations. Provision for sustainable management of waste both during construction and in occupation shall be provided. A waste strategy with targets above national standards and which facilitates waste reduction shall accompany planning applications. <p>Monitoring</p> <ul style="list-style-type: none"> • Embodied impacts of construction to be monitored, managed and minimised (ET21) • Sustainability metrics, including those on zero carbon, transport, water and waste to be agreed and monitored for learning, good governance and dissemination (ET22). <p>Key site specific design and place shaping principles</p> <ul style="list-style-type: none"> • Proposals should comply with Policy ESD16. • High quality exemplary development and design standards including zero carbon development, Code Level 5 for dwellings at a minimum and the use of low embodied carbon in construction materials, as well as promoting the use of locally sourced materials. • All new buildings designed to incorporate best practice on tackling overheating, taking account of the latest UKCIP climate predictions. • Proposals should enable residents to easily reduce their carbon footprint to a low level and live low carbon lifestyles. • Layout of development that enables a high degree of integration and connectivity between new and existing communities. • A layout that maximises the potential for walkable neighbourhoods. • New footpaths and cycleways should be provided that link with existing networks, the wider urban area and community facilities with a legible 		

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			<p>hierarchy of routes to encourage sustainable modes of travel</p> <ul style="list-style-type: none"> • A layout which makes provision for and prioritises non-car modes and encourages a modal shift from car use to other forms of travel. • Infrastructure to support sustainable modes of transport will be required including enhancement of footpath and cyclepath connectivity with the town centre, employment and rail stations. Measures to ensure the integration of the development with the remainder of the town including measures to address movement across Howes Lane and Lords Lane • A well designed approach to the urban edge, which relates development at the periphery to its rural setting and affords good access to the countryside, minimising the impact of development when viewed from the surrounding countryside • <u>Development that respects the landscape setting and that demonstrates enhancement, restoration or creation of wildlife corridors to achieve a net gain in biodiversity</u> • <u>Consideration should be given to maintaining visual separation with outlying settlements. Connections with the wider landscape should be reinforced and opportunities for recreational use of the open countryside identified.</u> • <u>Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment</u> • Careful consideration of open space and structural planting around the site to achieve an overall improvement in the landscape and visual impact of the site • No development in areas of flood risk and development set back from watercourses which would provide opportunity for green buffers. <u>Proposals should include a Flood Risk Assessment.</u> • Maximisation of the sustainable transport connectivity in and around the site • Consideration and mitigation of any noise impacts of the railway line. • Good accessibility to public transport services should be provided for, 		

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			<p>including the provision of a bus route through the site with buses stopping at the railway stations and at new bus stops on the site</p> <ul style="list-style-type: none"> • Contributions to improvements to the surrounding road networks, including mitigation measures for the local and strategic highway network, consistent with the requirement of the Eco-town PPS to reduce reliance on the private car, and to achieve a high level of accessibility to public transport services, improvements to facilities for pedestrians and cyclists and the provision and implementation of a Travel Plan to maximise connectivity with existing development • Provision of a Transport Assessment • Measures to prevent vehicular traffic adversely affecting surrounding communities. • Significant green infrastructure provision, including new footpaths and cycleways, enhancing green modal accessibility beyond the site to the town centre and Bicester Town Railway Station, and adjoining developments. Public open space to form a well connected network of green areas suitable for formal and informal recreation • Preservation and enhancement of habitats and species on site, particularly protected species and habitats and creation and management of new habitats to achieve an overall net gain in biodiversity including the creation of a local nature reserve and linkages with existing BAP habitats • Sensitive management of open space provision to secure recreation and health benefits alongside biodiversity gains- • A Landscape and Habitats Management Plan to be provided to manage habitats on site and to ensure this is integral to wider landscape management. • Careful design of employment units on site to limit adverse visual impact and ensure compatibility with surrounding development • The provision of public art to enhance the quality of the place, legibility and identity 		

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			<ul style="list-style-type: none"> The retention and respect for important existing buildings and heritage assets with a layout to incorporate these where possible and consideration of Grade II listed buildings outside the site Take account of the Council's Strategic Flood Risk Assessment for the site Provision of sustainable drainage in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS), taking account of the recommendations of the Council's Strategic Flood Risk Assessment Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5 An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary. A soil management plan may be required to be submitted with planning applications. 		
72	112	Bicester: Strategic Development: Bicester 2 – Graven Hill C.50	<p>Start paragraph on a new line following C.49 and update text as follows:-</p> <p>The MoD's financial viability exercises have concluded that a mixed use scheme of some 42,910 homes with major employment would enable the required modernisation to proceed and secure between 420 and 620 additional military jobs. The land released at Graven Hill could provide a further 2,070 civilian jobs. Development of the site will identify Bicester as a prime location for investment through the creation of significant jobs-led economic growth to address the town's historic housing/jobs in-balance.</p>	Presentational To boost housing supply in accordance with the SHMA.	Cherwell District Council
73	112	Bicester: Strategic Development: Bicester 2 – Graven Hill	<p>Add the following text to the end of paragraph C.50:-</p> <ul style="list-style-type: none"> The development area covered by Policy Bicester 2 will include land at Langford park farm. Development should be concentrated towards the 	Amended policy to reflect larger development	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		C.50	eastern part of this area to take account of the potential impact of development on Langford Park Farm (which is a listed building) and the sewage works.	area	
74	113	Bicester: Policy Bicester 2 Graven Hill	<p>Amend policy as follows:-</p> <p>Development Area: 241 27.5 hectares</p> <p>Development Description: This predominantly brownfield site to the south of Bicester is proposed for a mixed use development of 2,100 2,100 dwellings, significant employment land providing for high quality job opportunities, associated services, facilities and other infrastructure including the potential for the incorporation of a rail freight interchange.</p> <p>Employment</p> <ul style="list-style-type: none"> • Land Area <u>for employment</u> – 26ha • Jobs created – At least 2,070 <u>approximately 2000 jobs</u> • Use classes – Mixed B1, B2 and B8 uses <p>Housing</p> <ul style="list-style-type: none"> • Land area – 55ha • Number of homes – Approximately 1,900 <u>2,100</u> • Dwelling mix – to be informed by Policy BSC4: Housing Mix • Affordable/social – 30% • The provision of extra care housing and the opportunity for self build affordable housing 	Amended policy to reflect larger development area	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>Key Specific Design and Place Shaping Principles</p> <p>....</p> <ul style="list-style-type: none"> • Contribution to improvements to the surrounding local and strategic road networks, good accessibility to and improvement of public transport services, <u>engineered pedestrian and cyclist -connectivity to the A41 underpass to facilitate potential routes to the town centre</u>, improved facilities for pedestrians and cyclists to cross the A41, and the provision of a Travel Plan to maximise connectivity with existing development • Take account of the Council's Strategic Flood Risk Assessment for the site • Provision of a buffer between new development and the sewage works • Development should take account of the flood compensation works within the site • Protection of the character, appearance and setting of Langford Park Farm • Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment. • Biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great crested newts will be required, and sufficient mitigation measures agreed prior to planning permission being 		
75	115	Bicester: Strategic Development: Bicester 3 – South West Bicester Phase 2	<p>Amend text as follows:-</p> <p>Phase 1 of the South West Bicester urban extension (now known as Kingsmere) is under construction. Presently, it will provide 1,742 1,634 new homes, new primary and secondary schools, public open space, health and sports facilities, employment land, a hotel, and other local facilities. As part of the development, a new perimeter road has been constructed.</p>	Amended policy to reflect larger development area	Cherwell District Council

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		C.56			
76	115	Bicester: Policy Bicester 3 South West Bicester Phase 2	Amend part of the site policy as follows:- Development Area: 298.5 hectares Development Description: 650,726 homes with associated services, facilities and other infrastructure. Housing <ul style="list-style-type: none"> • Land area – 21 ha net • Number of homes– Approximately 650,726 • Dwelling mix – to be informed by Policy BSC4:Housing mix • Affordable/social – 30% • The provision of extra care housing and the opportunity for community self build affordable housing. 	Amended policy to boost housing supply in accordance with the SHMA	Site Promoter
77	117	Bicester: Policy Bicester 4 Bicester Business Park	Amend parts of the site policy as follows:- Development Area: 29.5 hectares Development Description: This site to the south west of Bicester, bounded by the A41 to the north and west, is proposed for employment generating development in the form of a high quality B1 <u>office</u> (Office/Business use) scheme. Employment <ul style="list-style-type: none"> • Land Area – 17.5ha 	Policy clarification.	Cherwell District Council

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			<ul style="list-style-type: none"> • Jobs created – <u>At least 3,850 TBC up to approx. 6,000 jobs. Site constraints and implementation of alternative use planning permissions may reduce numbers slightly.</u> • <u>Use classes – B1 a (Office) -Offices/Business uses</u> <p>Key Site Specific Design and Place Shaping Principles</p> <ul style="list-style-type: none"> • Provision for safe pedestrian access from the A41 including facilitating the crossing of the A41 to the north and west, and the provision <u>and upgrading</u> -of new footpaths and cycleways that link to existing networks to <u>improve connectivity generally and to develop maximise</u> links between this site, <u>nearby development</u> and adjoining sites and the town centre. • <u>Take account of the Council's Strategic Flood Risk Assessment for the site</u> • <u>Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment</u> 		
78	119	Bicester: Strategic Development: Bicester 5 – Strengthening Bicester Town Centre C.68	<p>Amend text as follows:-</p> <p><u>Bicester Village will have a role in the improvement of central Bicester by continuing to bring tourists to the town and also potentially through involvement in further re-development proposals. Bicester village is therefore included within the 'Area of Search'. Any further development at Bicester Village would be required <u>not</u> to contribute to the development of any extended town centre and not undermine the vitality and viability of the existing centre. <u>Conditions will be attached to planning permissions if necessary.</u> Uses which are not conducive to the Outlet Shopping model at Bicester Village will be restricted in order to maintain the vitality of the town centre.</u></p>	Clarification	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
79	120	Bicester: Policy Bicester 5 - Strengthening Bicester Town Centre	<p>Amend policy as follows:-</p> <p>Shopping, leisure and other <u>main</u> town centre uses will be supported within Bicester town centre. Residential <u>development uses</u> will be supported in appropriate locations in Bicester town centre except where it will lead to a loss of <u>sites for</u> retail or other 'Main Town Centre Uses'.</p> <p><u>The change of use of sites for main town centre uses in the town centre for residential development will normally be permitted if proposals contribute significantly to the regeneration of the town centre. Mixed use schemes will be encouraged.</u></p> <p>The Council will review the town centre boundary though the Local <u>Plan Part 2. Neighbourhoods DPD or Development Management DPD</u>. Prior to this, retail and other main town centre uses will only be supported within the Area of Search if they form part of new schemes which help deliver the aims for central Bicester set out above. In order to maintain the retail viability of the existing town centre, A1 uses should only be small units and form a small part of wider development proposals...</p>	To take account of new housing figures in the SHMA	Cherwell District Council
80	121	Bicester: Strategic Development: Bicester 6 – Bure Place Town Centre Redevelopment Phase 2 Policy Bicester 6 Bure Place	<p>Amend policy text as follows:-</p> <p><u>The Council will support the delivery of the approved town centre redevelopment at Bure Place to provide a new supermarket, cinema, restaurants, shops, car parking and bus interchange.</u>—The Council will <u>also</u> work with the County Council and other partners to deliver new civic buildings as a second stage to the <u>Bicester town centre</u> development involving new public space and a library. Proposals will be considered against Policy ESD16 and other relevant policies in the Plan.</p>	Updating of the Local Plan. Phase 1 of the development is now implemented	Cherwell District Council

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		Town Centre Redevelopment Phase 2			
81	122	Bicester: Strategic Development: Bicester 7 – Meeting the Need for Open Space, Sport and Recreation C.80	Add the following text to the end of the paragraph:- Indoor sports provision needs are being updated. Initial indications are that there is the potential for provision of an additional sports hall to meet demand to 2031, with some unmet demand for swimming pool provision.	Updating	Cherwell District Council
82	125	Bicester: Policy Bicester 10 Bicester Gateway	Amend parts of the policy as follows:- Development Area: 185 hectares Employment <ul style="list-style-type: none"> • Land Area 7.5 ha (net) • Jobs created – At least 990 approximately 3,500. Site constraints may reduce numbers slightly • Use classes – B1 Business uses, specifically high tech knowledge industries 	Amended policy to reflect larger allocation of land.	Cherwell District Council
83	126	Bicester: Policy Bicester	Amend the 9th and 22nd bullets in the “Key Site Specific Design and Place Shaping Principles”:-	Amended to incorporate	Cherwell District

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		10 Bicester Gateway	<p>Amend bullet point 22:</p> <ul style="list-style-type: none"> • Full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)) specifically infiltration SuDS techniques in the far south western corner of the site, combined infiltration and attenuation techniques in the north western and south eastern areas, and attenuation techniques in the central and north eastern area of the site, taking account of the Council's Strategic Flood Risk Assessment. A Flood Risk Assessment should investigate opening the culverted watercourse that crosses through the east of the site to reduce flood risk and improve its ecological value. <p>Amend bullet point 9:</p> <ul style="list-style-type: none"> • Provision for safe pedestrian and cyclist access from the A41 including facilitating the provision and upgrading of new footpaths and cycleways that link with existing networks to improve connectivity generally, to maximise walking and cycling links between this site and nearby adjoining development sites and the town centre. 	recommendation from updated Level 2 SFRA	Council
84	126	Bicester: Policy Bicester 10 Bicester Gateway	<p>Insert the following to the site specific and place shaping principles:-</p> <ul style="list-style-type: none"> • Take account of the Council's Strategic Flood Risk Assessment for the site • Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment • A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities 	Clarification	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> Planting of vegetation along strategic route ways to screen the noise 		
85	127	Bicester: Strategic Development: Bicester 11 – North East Bicester Business Park C.97	Amend use classes referred to in paragraph as follows:- The site provides the opportunity to restore the balance of housing and jobs provision in Bicester by providing for B1, B2 and B8 uses for office development (B1 uses) for high technology sectors in a sustainable location in close proximity to the town's existing areas of employment and residential uses.	To reflect changes agreed at Examination	Cherwell District Council
86	127	Bicester: Strategic Development: Bicester 11 – North East Bicester Business Park C.97	Amend title of site and policy as follows:- Strategic Development: Bicester 11 – North East Bicester Business Park Employment Land at North East Bicester	More accurate title and to provide more flexibility.	Cherwell District Council
87	127	Bicester: Strategic Development: Bicester 11 – North East Bicester Business Park	Delete existing text and amend policy for the site to read:- Policy Bicester 11 – Employment land at North East Bicester North East Bicester Business Park Development Area: 815 hectares Development Description: Business Park for e employment development	Update to reflect larger allocation of land as agreed at Examination day one To provide more flexibility	Cherwell District Council

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			<p>Employment</p> <ul style="list-style-type: none"> • Land Area 2.7ha (net) • Jobs created – at least 1,092 <u>approx. 1,000. Site constraints may reduce numbers slightly.</u> • Use classes – B1 Office/Business uses only (due to the impact on the Former RAF Bicester Conservation Area) <u>B1, B2 and B8 uses</u> <p>Infrastructure Needs</p> <ul style="list-style-type: none"> • Open space – structured open spaces and planting that provide a strong landscape setting, support SUDs and improvement to the microclimate. <p>Key site specific design and place shaping principles</p> <ul style="list-style-type: none"> • Proposals should comply with Policy ESD16 • Layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre • Good accessibility to public transport services should be provided for including providing bus stops for the site • <u>Provision of new footpaths and cycleways to connect with the existing footpath/cycleway links around the site including along Skimmingdish Lane, to Launton Road and to services and facilities in Bicester's wider urban area.</u> • <u>Retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Bicester's urban area to the wider Public Rights of Way network</u> • <u>A green buffer with planting immediately adjacent to the Care Home and beyond this, B1a development to surround the Care home in order to</u> 	To incorporate recommendations of the Level 2 SFRA Addendum	

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			<p>protect residential amenity.</p> <ul style="list-style-type: none"> • A detailed Transport Assessment to be undertaken and Travel Plan to be provided focusing on maximising access by means other than the private car including demonstration of the provision of adequate cycle parking. Consultation with the Local Highways Authority regarding potential future improvements to Skimmingdish Lane and any design implications for the development frontage. • A high quality, well designed approach to the urban edge which functions as a high profile economic attractor but which also achieves a successful transition between town and country environments • Buildings that provide for an active frontage to Skimmingdish Lane and a strong gateway at the site entrance • The site lies adjacent to a designated Local Wildlife Site and a proposed Local Wildlife Site. Ecological surveys must be undertaken to identify habitats and species of value and any mitigation measures required. Features of value, including existing mature hedgerows and important trees, should be preserved, retained and enhanced and the proposals should result in a net gain in biodiversity • Development that respects the landscape setting, and that demonstrates the enhancement, restoration or creation of wildlife corridors, and contributes towards creation of a green infrastructure network for Bicester • Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment • A comprehensive landscaping scheme to limit visual intrusion into the wider landscape, particularly given the need to conserve the open setting, character and appearance of the Former RAF Bicester Conservation Area • Conserve or enhance the setting of the RAF Bicester Conservation Area and adjoining Scheduled Ancient Monument • Preparation of an archaeological and cultural heritage assessment to 		

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			<p>inform development proposals</p> <ul style="list-style-type: none"> • A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings and careful consideration given to building heights to reduce overall visual impact. • The provision of public art to enhance the quality of the place, legibility and identity • Adoption of a surface water management framework to maintain run off at Greenfield rates • Take account of the Council's Strategic Flood Risk Assessment for the site • A Flood Risk Assessment should be undertaken. Use of SuDS in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS); specifically attenuation techniques due to the underlying geological composition and groundwater vulnerability, taking account of the Council's Strategic Flood Risk Assessment. Detailed site analysis and ground investigation should be undertaken to establish if infiltration techniques are acceptable; it is likely that attenuation techniques will be more appropriate due to the underlying geological composition and groundwater vulnerability, taking account of the recommendations of the Council's Strategic Flood Risk Assessment and the Assessment for the site. Appropriate buffers should be provided alongside surface watercourses. • A need for d Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5 • An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary. • A soil management plan may be required to be submitted with planning applications. 		

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88	128/129	Bicester: Policy Bicester 12 South East Bicester	<p>Amend existing Policy as follows:-</p> <p>Development Area: 155040 hectares</p> <p>Development Description: A mixed use site for employment and residential development to the east of the ring road to the south east of Bicester</p> <p>Employment</p> <ul style="list-style-type: none"> • Land Area – Approx 48.40 hectares • Jobs created – Approximately 32,000 • Use classes – Mixed B1, B2 and B8 uses (primarily B8 uses) <p>Housing</p> <ul style="list-style-type: none"> • Land area- Approx 22 hectares • Number of homes – 1,500 • Dwelling mix – to be informed by Policy BSC4: Housing mix • Affordable Housing – 30% • The provision of extra care housing and the opportunity for community self-build affordable housing <p>Infrastructure Needs</p> <ul style="list-style-type: none"> • Health – No on site requirements are anticipated • Open space – to include general greenspace, play space, allotments and off site or off site outdoor sports provision as outlined in Policy BSC11:Local Standards of Provision – Outdoor Recreation • Access and Movement – contributes to improvements to the surrounding 	<p>Enlarged site to housing numbers to meet new SHMA and increase employment land available</p> <p>Incorporation of recommendations from updated evidence base</p>	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>local and strategic road networks. Safeguarding of land for future highway capacity improvements to peripheral routes in consultation with the Highways Authority</p> <ul style="list-style-type: none"> • Community facilities – Mixed use local centre to include a multi-use community hall, convenience store and small scale employment premises compatible with the location Local Centre. Off site contributions are likely to be required towards community facilities. • Primary School- to include land for the provision of a school on site and contributions to secondary education provision • Utilities – off site improvements to utilities may be required. <p>Key site specific design and place shaping principles</p> <ul style="list-style-type: none"> • The development of a comprehensive masterplan for the allocated site in consultation with the Council, Oxfordshire County Council, English Heritage, the Local Nature Partnership (Wild Oxfordshire) and local communities. • Proposals should comply with Policy ESD16 • Commercial buildings with a high quality design and finish, with careful consideration given to layout, architecture, materials, colourings and to building heights to reduce overall visual impact • Development proposals should seek to protect cultural heritage and archaeology. A scheme which respects the setting of Wretchwick Deserted Medieval Settlement with an appropriate landscape buffer to maintain the open setting of the scheduled monument. An indicative Safeguarding Area is shown on Map Bicester 12 (Appendix 5). Development proposals should seek to protect cultural heritage and archaeology, in particular Wretchwick Deserted Medieval Settlement, a Scheduled Ancient Monument, and incorporate an appropriate landscape buffer in consultation with English Heritage, to maintain the 		

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			<p>SAM's open setting. In consultation with English Heritage, appropriate public access and interpretation facilities should be provided.</p> <ul style="list-style-type: none"> • Provision of open space in accordance with Policy BSC 11: Local Standards of Provision – Outdoor Recreation, particularly to allow for access to the monument • Retention and enhancement of hedgerows and the introduction of new landscaping features that will ensure the preservation and enhancement of biodiversity resulting in an overall net gain. Development should demonstrate the enhancement, restoration or creation of wildlife corridors • A well designed approach to the urban edge, which relates development at the periphery and affords good access to the countryside • The provision of public art to enhance the quality of the place, legibility and identity. • A proposal that is well integrated, with improved, sustainable connections between existing development and new development on this site • New footpaths and cycle ways should be provided for, that link to existing networks and, the wider urban area. This includes links from the site into Bicester town centre and to facilitate access to railway stations, secondary schools, other community facilities and places of employment. Connectivity with Launton Road, Langford Village and London Road should be improved. • and community facilities with a legible hierarchy of routes should be established to encourage sustainable modes of travel and the. The development layout should maximise the potential for walkable neighbourhoods and incorporates cycle routes to encourage sustainable modes of travel • Protection of the line and amenity of existing Public Rights of Way. Connectivity and ease of access from the development to the wider Public Rights of Way network. 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • Good accessibility to public transport services should be provided for, with effective footpaths and cycle routes to bus stops, including the provision of a bus stop through the site with buses stopping at the railway stations and new bus stops on the site <u>including a financial contribution towards the provision of a bus route through the site and new bus stops on the site.</u> • A transport assessment and Travel Plan to accompany development proposals • Public open space to form a well-connected network of green areas suitable for formal and informal recreation • Provision of opportunities for Green Infrastructure links <u>within and beyond the development site to the wider town and open countryside including appropriate improvements to connectivity between areas of ecological interest</u> • Adequate investigation of, protection of and management of protected habitats and species on site given the ecological value of the site, with biodiversity preserved and enhanced • <u>A scheme, to be agreed with the Council, for the protection of existing wildlife habitats and species during construction of the development</u> • <u>The northern section of the site within the Conservation Target Area should be kept free from built development.</u> Development must <u>should</u> avoid <u>adversely</u> impacting on the Conservation Target Area and comply with the requirements of Policy ESD11 <u>to secure a net biodiversity gain.</u> • <u>Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment</u> • <u>Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5</u> • <u>A flood risk assessment should include detailed modelling of the watercourses. Development should be excluded from flood zone 3 plus climate change and public open space/recreation areas located near</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>watercourses to create “blue corridors”.</p> <ul style="list-style-type: none"> • Take account of the Council’s Strategic Flood Risk Assessment for the site • The incorporation of SUDS (see Policy ESD 7: Sustainable Drainage Systems (SuDS)), taking account of the recommendations of the Council’s Strategic Flood Risk Assessment. Detailed site specific analysis and ground investigation to determine whether infiltration SuDS techniques are acceptable; due to underlying geology and groundwater vulnerability attenuation techniques are likely to be required. • Development that considers and addresses any potential amenity issues which may arise – including noise impact from the rail line to the far north. The introduction of buffers/barriers/screening and the location of uses should be carefully considered to mitigate potential nuisances • The provision of a scheme, to be agreed with the Council, for the appropriate retention and re-use of existing farm buildings • An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary. • A soil management plan may be required to be submitted with planning applications. 		
89	130	<p>Bicester: New Policy Bicester 13 – Gavray Drive</p> <p>New para C.101a</p>	<p>Insert new policy for new strategic site:-</p> <p>Strategic Development: Bicester 13 – Gavray Drive</p> <p>The majority of the site is part of the River Ray Conservation Target Area. Part of the site is a local wildlife site and is situated to the east of Bicester town centre. It is bounded by railway lines to the north and west. The site comprises individual trees, tree and hedgerow groups, and scrubland/vegetation. The Langford Brook water course flows through the middle of the site.</p>	New site allocation to boost housing supply	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
90	130	New para C.101b	<p><u>The western part of the site may include improved grassland (a BAP priority habitat). There is an additional BAP priority habitat which is a lowland meadow in the centre of the site. There are a number of protected species located towards the eastern part of the site. There are several ponds and a small stream, known as the Langford Brook, which runs from north to south through the middle of the site. A range of wildlife - has been recorded including butterflies, great crested newts and other amphibians, reptiles, bats and birds.</u></p> <p><u>There are risks of flooding on some parts of the site therefore mitigation measures must be considered. There is also a risk of harming the large number of recorded protected species towards the eastern part of the site. Impacts need to be minimised by any proposal. Approximately a quarter of the site is within Flood Zones 2 and 3 therefore any development would need to be directed away from this area.</u></p> <p><u>Although there are a number of known constraints such as Flood Zone 3, River Ray Conservation Target Area and protected species, this could be addressed with appropriate mitigation measures by any proposal.</u></p>	New site allocation to boost housing supply	Cherwell District Council and site promoter
91	130	Bicester: Policy Bicester 13 Gavray Drive	<p>Insert new site policy:-</p> <p><u>Policy Bicester 13 – Gavray Drive</u></p> <p><u>Development Area: 23 hectares</u></p> <p><u>Development Description - a housing site to the east of Bicester town centre. It is bounded by railway lines to the north and west, and the A4421 to the east</u></p> <p><u>Housing</u></p> <ul style="list-style-type: none"> <u>• Number of homes - 300 dwellings</u> <u>• Affordable Housing - 30%</u> 	New site allocation to boost housing supply	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>Infrastructure Needs</u></p> <ul style="list-style-type: none"> • <u>Education – Contributions sought towards provision of primary and secondary school places;</u> • <u>Open Space – to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation. A contribution to off-site formal sports provision will be required.</u> • <u>Community – contributions towards community facilities</u> • <u>Access and movement – from -Gavray Drive.</u> <p><u>Key Site Specific Design and Place Shaping Principles</u></p> <ul style="list-style-type: none"> • <u>Proposals should comply with Policy ESD16</u> • <u>A high quality development that is locally distinctive in its form, materials and architecture. A well designed approach to the urban edge which relates to the road and rail corridors.</u> • <u>That part of the site within the Conservation Target Area should be kept free from built development. Development must avoid adversely impacting on the Conservation Target Area and comply with the requirements of Policy ESD11 to secure a net biodiversity gain.</u> • <u>Protection of the Local Wildlife Site and consideration of its relationship and -interface with residential and other built development</u> • <u>Detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to protect and enhance biodiversity</u> • <u>The preparation and implementation of an Ecological Management Plan to ensure the long- term conservation of habitats and species within the site.</u> • <u>Development proposals to be accompanied by a landscape and visual</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>impact assessment together with a heritage assessment</u></p> <ul style="list-style-type: none"> • <u>The preparation of a structural landscaping scheme, which incorporates and enhances existing natural features and vegetation. The structural landscaping scheme should inform the design principles for the site. Development should retain and enhance significant landscape features (e.g. hedgerows) which are or have the potential to be of ecological value.</u> • <u>A central area of open space either side of Langford Brook, incorporating part of the Local Wildlife Site and with access appropriately managed to protect ecological value. No formal recreation within the Local Wildlife Site.</u> • <u>Provision of public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation</u> • <u>Provision of Green Infrastructure links beyond the development site to the wider town and open countryside</u> • <u>Retention of Public Rights of Way and a layout that affords good access to the countryside</u> • <u>New footpaths and cycleways should be provided that link with existing networks, the wider urban area and schools and community facilities. Access should be provided over the railway to the town centre.</u> • <u>A linked network of footways which cross the central open space, and connect Langford Village, Stream Walk and Bicester Distribution Park.</u> • <u>A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities</u> <p><u>—A legible hierarchy of routes to encourage sustainable modes of travel. Good accessibility to public transport services with local bus stops provided.</u></p> <ul style="list-style-type: none"> • <u>Provision of a transport assessment and Travel Plan</u> • <u>Provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • Provision of public art to enhance the quality of the place, legibility and identity. • Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5 • Take account of the Council's Strategic Flood Risk Assessment for the site • Consideration of flood risk from Langford Brook in a Flood Risk Assessment and provision of an appropriate buffer. Use of attenuation SuDS techniques (and infiltration techniques in the south eastern area of the site) in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and taking account of the Council's Strategic Flood Risk Assessment • The provision of extra-care housing and the opportunity for community self-build affordable housing • An archaeological investigation to inform an archaeological mitigation scheme as required • A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan. 		
92	132	Banbury C.109	<p>Amend paragraph to reflect proposed policy changes:-</p> <p>Banbury has the largest supply of employment land in the district and the Council's Employment Land Review (2006, updated 2012) identified a range of available sites totalling over 46 hectares. In this Local Plan Bicester will be the focus for new employment land to respond to its significant planned housing growth and to reduce out-commuting. Banbury also has valued landscapes on the edge of the town where growth is not appropriate. Whilst many of the sites in Banbury are non strategic, one site is considered to be of strategic importance to securing Banbury's long term supply of employment land and is identified in this Local Plan (Policy Banbury 6: Employment Land West of M40). Planning</p>	To match growth in housing and cater for company needs	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			permission has recently been granted for new employment uses on this site. Another site at Junction 11 of the M40 will provide for mixed employment uses. Existing employment sites such as the vacant former Hella site could be occupied by smaller and medium size businesses, such as those that relocate from the Canalside site. Proposals for the town centre set out in this plan will also provide jobs particularly in the retail and leisure sectors.		
93	135	Banbury: Meeting the Challenge of Ensuring Sustainable Development in Banbury C.124	Delete paragraph:- For each of the proposed new strategic development areas, there is a need for creation of a green buffer for the reasons set out in Policy ESD 15; for example at West of Bretch Hill and North of Hanwell Fields to prevent coalescence with neighbouring villages and protect important landscapes. To the south of Salt Way there is a need for a clear green buffer to constrain future growth to retain the open aspect of the south west of the town.	Consequential amendment to reflect changes to Policy ESD 16	Cherwell District Council
94	135	Banbury: Banbury in 2031 C.125	Amend 2 nd bullet point as follows:- <ul style="list-style-type: none"> Over Almost 6,000-7,000 new homes will have been constructed by from 2012 to 2031 of which a substantial number will be 'affordable'. New services, facilities and cultural and recreation opportunities will have been provided. A new football ground will have been provided. 	To boost housing supply in accordance with the SHMA	Cherwell District Council
95	136-137	Banbury: Policy Banbury 1: Canalside	Update site policy text as follows:- Development Area: <u>26</u> hectares Housing <ul style="list-style-type: none"> Number of homes – Approximately 950 700 Dwelling mix - approximately 70% houses 30% flats. Generally, flats and 	Change to accord with housing trajectory Smaller housing	Cherwell District Council / Oxfordshire County Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>smaller homes to the north and west of the site, larger family homes to the south and east</p> <ul style="list-style-type: none"> • Affordable Housing – 30% • The provision of extra-care housing and the opportunity for community self-build affordable housing <p>Infrastructure Needs</p> <ul style="list-style-type: none"> • Education – Primary School <u>Contributions will be required to primary and secondary education provision</u> • Health – No health requirements anticipated • Open Space – High quality open spaces that follow the canal and river corridor and support greater connectivity of the area and provided in line with Council requirements • Access and Movement – Use of existing junctions at Station Approach (from Bridge Street), Canal Street (from Windsor Street), Lower Cherwell Street (from Windsor Street) and Tramway Road (or a realigned Tramway Road) with a new junction off Swan Close Road provided west of Tramway Road. Provision of a bus only link provided from Station Approach to an extended Tramway Road. Improvements to Windsor Street, Upper Windsor Street and Cherwell Street corridor • Community facilities – Nursery. A contribution towards indoor sports provision may be required • Utilities – Key constraints to development are located within the area to the east of the Oxford Canal. A twin foul rising main is also present, crossing the site from Canal Street to the football ground and there are also multiple existing services located in other places. The anticipated costs associated with relocating or realigning the other existing apparatus throughout the site are unlikely to be significant or ‘abnormal’ for a development of this type in a town centre location. 	<p>growth at this site removes the need for a primary school</p>	

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
96	139	Banbury: Policy Banbury 1: Canalside	<p>Update the 5th bullet point in “Additional requirements for this large complex site include:” as follows:-</p> <p>The proposals for Canalside mean that nearly all existing land uses, and buildings and businesses could will be removed <u>in the long term</u>. One of the Council’s key priorities is to ensure that businesses remain in Banbury or the District. <u>The actual amount of land needed to accommodate operational businesses at Canalside is not significant and there are several options available to businesses.</u> In terms of locations where businesses may wish to relocate to go this could include within vacant units/premises elsewhere or, in new buildings <u>elsewhere. This could include</u> on existing employment sites (through intensification) <u>such as on the former SAPA and Hella sites</u>, or in/on new buildings/sites allocated in the Council’s Local Plan or Local <u>Plan Part 2 Neighbourhoods DPD</u> such as on land near the motorway, or on sites which have recently been given planning permission, such as the former SAPA site in Banbury. The re-development of Canalside will provide businesses with the opportunity to <u>expand and</u> invest for the future and the Council’s Economic Development team will assist any businesses to relocate. The redevelopment of Canalside is a long term plan and therefore it is possible some businesses may want to remain on a temporary basis for some time. <u>All of the existing businesses could</u> would be relocated but it is also possible that a small proportion of the Council will encourage existing businesses which are offices, retail units and community uses which are conducive to the aims of this Policy and the SPD <u>could to remain and</u> occupy new buildings on the site, potentially helping them to expand and prosper in this town centre location. <u>A number of the older buildings and the site of former industrial premises, offer considerable opportunities for re-development for industrial enterprises. Some of the industrial uses (B use classes) could remain and 700 dwellings can be delivered on the site with some of</u></p>	Clarification taking account of revised housing numbers	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			these remaining on the site. The particular uses and businesses that remain will be explored further in the SPD for the site which will include further consultation with landowners and businesses.		
97	140	Banbury: Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Amend development area as follows:- Hardwick Farm, Southam Road (East and West) Development Area: 43 32 hectares	Updating	Cherwell District Council
98	140	Banbury: Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	Amend 'Housing' & 'Infrastructure' bullet points as follows:- Housing <ul style="list-style-type: none"> • Land area: 43 hectares • Number of homes: approximately 600 including no more than 90 homes to the western side of Southam Road • Dwelling mix: A variety of dwelling types (see Policy BSC 4: Housing Mix) • Affordable/social: 30% • The provision of extra care housing and the opportunity for community self build affordable housing Infrastructure Needs <ul style="list-style-type: none"> • Education – primary school required on site, location to be negotiated, with contributions towards secondary school provision 	Updating	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
99	144	Banbury: Policy Banbury 4: Bankside Phase 2 C.137	Update text as follows:- A south-eastern urban extension to Banbury, providing some 1,0902 new homes, has been granted planning permission and will be developed over the coming years. 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 family homes, including affordable housing. It will also bring about new services and facilities including a new primary school , canalside facilities, and an extensive area of public open space. In this changing context, there is capacity for this area to receive some additional development.	Updating	Cherwell District Council
100	145	Banbury: Policy Banbury 4: Bankside Phase 2	Update site policy text as follows:- Development Area: 24.527 hectares Development Description: 600 400 homes with associated services, facilities and other infrastructure. Housing <ul style="list-style-type: none"> • Land area – 13 ha net • Number of homes – Approximately 600400 • Dwelling mix – to be informed by Policy BSC4: Housing Mix • Affordable Housing - 30% • The provision of extra care housing and the opportunity for community self-build affordable housing Infrastructure <ul style="list-style-type: none"> • Education – contribution to expansion of Phase 1 school <u>and contributions to secondary education provision</u> 	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> Health – no requirements anticipated <u>To be confirmed</u>... 		
101	147	Banbury: Policy Banbury 4: Bankside Phase 2	<p>Insert additional Key Site Specific Design and Place Shaping Principles:-</p> <ul style="list-style-type: none"> <u>Take account of the Council's Strategic Flood Risk Assessment for the site</u> <u>Consideration of potential linkages to the Bankside Phase 1 community park and linear park identified under Policy Banbury 11</u> <u>Retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Banbury's urban area to the wider Public Rights of Way network including the Oxford Canal Towpath</u> <u>Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment</u> 	Clarification	Cherwell District Council
102	147	Policy Banbury 5: North of Hanwell Fields C.146	<p>Update paragraph to read:-</p> <p>Land North of Hanwell Fields has been identified as having the potential to provide up to <u>544500</u> homes and associated services, facilities and other infrastructure, set out in the policy below.</p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter
103	148	Policy Banbury 5: North of Hanwell Fields	<p>Update site policy text to read:-</p> <p>Development Area: 26 hectares</p> <p>Development Description: Located at the northern edge of Banbury, this residential-led strategic development site will provide approximately <u>500 544</u> dwellings with associated facilities and infrastructure in a scheme that demonstrates a sensitive response to this urban fringe location. The development area will require an integrated, coordinated and comprehensive planning approach to be taken with a link road through the site to ensure a</p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>sustainable and inclusive access and movement strategy for the Development Area to be taken and connection in to the surrounding road network.</p> <p>Housing</p> <ul style="list-style-type: none"> • Land area – 11.5 ha (net) • Number of homes – Approximately 500544 • Dwelling mix – to be informed by Policy BSC4:Housing Mix • Affordable Housing - 30% • The provision of extra care housing and the opportunity for community self build affordable housing 		
104	149	<p>Banbury: Strategic Development: Banbury 6 – Employment Land West of M40</p> <p>C.147</p>	<p>Update text as follows:-</p> <p>The Council's aspirations for a new strategic employment site in this highly prominent location adjoining the M40 motorway and close to Junction 11 are in the process of being realised. Planning permission for B2 and/or B8 uses on 5.5 hectares of land in the northern part of the site is being has been implemented. A planning application has now been approved on the land extending further south covering most the extent of the allocation in the Local Plan. If any new applications are submitted for the site the following policy will apply.</p>	Employment growth to match the growth in housing and to cater for company demand	Cherwell District Council and site promoter
105	150	<p>Banbury: Strategic Development: Banbury 6 – Employment Land West of M40</p>	<p>Update text as follows:-</p> <p>Land will be reserved for a new road connection should the Highways Authority identify the need for an inner relief road in the future that enables traffic to bypass the town centre. Land will be reserved for a new road connection should the Highways Authority confirm the need for a new road in the future that enables traffic to bypass the town centre, enabling more sustainable movements</p>	Advice from OCC Highway Authority	Oxfordshire County Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		C.148	within other parts of the town.		
106	150-151	Banbury: Strategic Development: Banbury 6 – Employment Land West of M40	<p>Update site policy text to read:-</p> <p>Development Area: 24.542 hectares (in total)</p> <p>Development Description: Located on the eastern edge of Banbury in an important position adjoining the M40, this strategic site provides for 24.542 hectares of mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy expressed in the Economic Development Strategy.</p> <p>Employment</p> <p>Land area – 42 ha (6 hectares already built)</p> <p>Jobs – approx 2,500 (36 hectares)</p> <p>Key site specific design and place shaping principles</p> <ul style="list-style-type: none"> • A high quality commercial district for the east of Banbury that has high connectivity to major transport routes and is well integrated with the adjacent commercial uses • Proposals should comply with Policy ESD16 • Layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre • Provision of new footpaths and cycleways that link to existing networks • Protection of the amenity of the public footpath network including satisfactory treatment of existing footpaths on the site and diversion proposals where appropriate. Development should seek to connect the site to the existing footpath network to the west and east. 	Employment growth to match the growth in housing and to cater for company demand	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • Good accessibility to public transport services should be provided for • Satisfactory access arrangements including a detailed transport assessment and Travel Plan given the location of the site close to the strategic road network • Development that reserves the potential for a future highway connection to bypass the town centre • A high quality, well designed approach to the urban edge which functions as an high profile economic attractor but which also achieves a successful transition between town and country environments • Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment • Development that respects the landscape setting, that demonstrates the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Banbury • A comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity • No built development south of the dismantled railway which represents a defensible boundary to the site in landscape impact terms • Adequate investigation (through an ecological survey) treatment and management of protected habitats and species onsite to preserve and enhance biodiversity including habitat creation. • A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings to reduce overall visual impact • The height of buildings to reflect the scale of existing employment development in the vicinity • Provision of public art to enhance the quality of the place, legibility and identity. • An archaeological survey will be required due to close proximity to 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>heritage assets.</p> <ul style="list-style-type: none"> • Development must not adversely affect the significance of the Banbury No 9 Filling Factory Scheduled monument on the east side of the M40 or the associated archaeological remains of the filling factory on the west side of the motorway, which although not scheduled, are regarded by English Heritage as being a national importance and which therefore should be considered in the same way a Scheduled Monument. • Take account of the Council's Strategic Flood Risk Assessment for the site • Full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment • Development should be rolled back to outside the modelled Flood Zone 3 envelope to create 'blue corridors' which provide public open space / recreation areas near watercourses • Adoption of a surface water management framework to reduce run off to greenfield rates • Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5 • An assessment of whether the site contains contaminated land including a detailed site survey where necessary • An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary. • A soil management plan may be required to be submitted with planning applications. 		
107	152	Banbury: Strategic	Update text as follows:-	To meet additional	Cherwell District

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		<p>Development: Banbury 7 – Strengthening Banbury Town Centre</p> <p>C.152</p>	<ul style="list-style-type: none"> • The Retail Assessment carried out in 2012 identified a number of sites where it was considered that there is development potential. This work has been further supported by other work for the Canalside, Bolton Road and Spiceball Development Areas. On the basis of this work, the following sites are identified as being of strategic importance in meeting the Plan’s objectives: <ul style="list-style-type: none"> ○ Canalside (Policy Banbury 1) - This area is identified as a strategic housing allocation to deliver a housing-led mixed-use regeneration of this area. This area will form an important link between the railway station and new housing to the south and the heart of the town centre. ○ Land at Bolton Road Development Area (Policy Banbury 8) - This is a major opportunity for the regeneration of this area through mixed use development. ○ Banbury Spiceball Development Area (Policy Banbury 9) - Including land at the former Spiceball Sports and Leisure Centre This site provides a unique opportunity to regenerate this area and introduce new retail and provision for the night economy as well as improved arts and cultural uses within an expanded town centre. <p>Land at Calthorpe Street also provides the opportunity to regenerate this historic part of the town centre which has experienced vacancies. It provides the opportunity to deliver a mixed use scheme including car parking. Opportunities for the site will be explored further in the Banbury Masterplan.</p>	housing and retail needs	Council
108	153	Banbury: Strategic Development: Banbury 7 – Strengthening	<p>Amend text as follows:-</p> <p>In 2010 the Council commissioned an update to its 2006 PPS6 Retail Study and this identifies the capacity for comparison and convenience floorspace in each of the district’s urban centres up to 2026. In the light of recent changes facing</p>	To meet additional housing and retail needs	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Banbury Town Centre C.155	the retail sector this study has itself been followed by a further examination of retail needs through to 2031 and the opportunity that exists to strengthen Banbury's retail offer. In 2012 a study was commissioned and produced by CBRE which identifies the capacity for comparison and convenience retail floorspace in the District to 2031. A strategy for sites to accommodate retail floorspace is identified for Banbury. With proposals at Spiceball expected to deliver a new supermarket and some A3 uses and Bolton Road proposed to deliver new dwellings on a significant proportion of the site, land at Calthorpe Street is likely to contribute to ensuring that the retail needs of an expanding town are met. Following the CBRE study our plan aims to help strengthen the retail base of the town centre, supporting the growth of retailers, particularly independent retailers and the night economy, to encourage dwell time and help generate new employment. The Local Plan identifies land within Banbury town centre that will help meet Banbury's identified need as well as positioning Banbury to compete on a regional basis.		
109	153	Banbury: Strategic Development: Banbury 7 – Strengthening Banbury Town Centre Policy Banbury 7 Strengthening Banbury Town Centre	Amend policy text to read:- Shopping, leisure and other main town centre uses will be supported within the boundary of Banbury town centre. Residential development uses will be supported in appropriate locations in the town centre except where it will lead to a loss of retail or other 'Main Town Centre Uses'. The change of use of sites for main town centre uses in the town centre for residential development will normally be permitted if proposals contribute significantly to the regeneration of the town centre. Mixed use schemes will be encouraged. A1 uses will not be permitted within the existing Town Centre Commercial Area. Only A1 and A3 uses will be permitted at ground floor in the primary shopping	To allow town centres to play more of a role in meeting housing needs	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>frontage. Residential development will not be permitted within the primary shopping frontage unless above ground floor level.</p> <p>The Council will identify an extension to the Town Centre within the defined 'Town Centre Extension - Area of Search'. Prior to this retail and other main town centre uses will only be supported within the Area of Search should if they form part of a package of proposals new schemes which to help deliver the aims for Banbury Canalside and be in accordance with. In all cases proposals for town centre uses will be considered against Policies SLE2, ESD10 and ESD16.</p>		
110	154	Banbury: Policy Banbury 8 Land at Bolton Road	Re-title "Land at Bolton Road Policy" to read "Bolton Road Development Area" Land at Bolton Road Development Area	Updating	Cherwell District Council
111	154	Banbury: Strategic Development: Banbury 8 - Land at Bolton Road C.158	<p>Add a new sentence to the end of the paragraph as follows:-</p> <p>The Council is preparing a masterplan for the Bolton Road site in the form of a Supplementary Planning Document (SPD). It will set out the capacity and mix of uses that should be supported on the site to ensure a comprehensive and viable scheme that sits well with the Conservation Area that it sits alongside. The aim is to secure a mix of convenience and comparison shopping on the site, together with other uses including high quality residential and leisure uses at the heart of Banbury. The site will connect and integrate with the Castle Quay shopping centre, and link through to Parsons Street, strengthening the role of the independent sector to increase footfall. We intend to secure a high quality mixed use development on the site which would also provide the option for food retailing. The site provides the opportunity to provide high quality residential development in a town centre location.</p>	To allow town centres to play more of a role in meeting housing needs	Cherwell District Council
112	154-	Banbury:	Amend site policy as follows:-	To boost	Cherwell

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
	155	Policy Banbury 8 Land at Bolton Road	<p>Policy Banbury 8: Bolton Road Development Area</p> <p>Development Area: 2 hectares</p> <p>Housing</p> <ul style="list-style-type: none"> • 200 dwellings Number of homes – Residential use would be acceptable but in conjunction with the wider retail and leisure proposal <p>Infrastructure Needs</p> <ul style="list-style-type: none"> • <u>Education – Contributions towards primary and secondary school provision</u> • Access and Movement–Improved links between the site and Parson Street • Community facilities – Replacement of the Bingo hall is <u>required desirable</u>. A contribution towards indoor sports provision may be required • Utilities – off site improvements to utilities network may be required. <p>Key site specific design and place shaping principles</p> <ul style="list-style-type: none"> • Proposals should comply with Policy ESD16 and ESD40 • A high quality landmark mixed use development in Banbury Town Centre that will support the regeneration of this area and its integration in to the wider town centre. • Pedestrian and cycle linkages that enable a high degree of integration and connectivity with existing networks, particularly between Parsons Street, North Bar Street and Castle Street integrating these areas through well considered connections, building configuration and public realm • <u>Residential development that is designed to a very high quality considering the impact on the conservation area.</u> 	housing supply in accordance with the SHMA and clarification	District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • A transport assessment and Travel Plan to accompany development proposals • Provision of high quality routes to allow for accessibility to public transport services and sustainable modes of travel • A high quality design, with the use of high quality materials in light of the adjoining historical setting. • A design which respects and enhances the conservation area and the historical grain of the adjoining areas especially the Grade II listed building to the west of the site, • The creation of a high quality public realm with careful consideration of street frontages and elevation treatment to ensure an active and vibrant public realm. • Height and massing sensitive to the surroundings, ensuring there is no adverse effects on important views/vistas. • Large scale units will front onto Castle Street • There is an opportunity for low key, high end development, formed along new lanes that connect the area to Parsons Street. • Architectural innovation is expected where large scale buildings and car parking areas are proposed to ensure that these objectives are met. • Provision of public art to enhance the quality of the place, legibility and identity. • Take account of the Council's Strategic Flood Risk Assessment for the site • The incorporation of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), taking account of the Council's Strategic Flood Risk Assessment • Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
113	162	Banbury: Strategic Development: Banbury 12 - Land for the Relocation of Banbury United FC C.180	Amend text as follows:- Land adjacent to the south of Banbury Rugby Club at Oxford Road, Bodicote is available. Although previously allocated for formal sports provision to meet the needs as part of the permitted Bankside urban extension, it is no longer required for that purpose as alternative provision is to be made. The site is in a suitable location on a main transport corridor. At 5.5 hectares, the site is larger than the football club requires. The Local Plan identifies a site which is likely to be larger than required for the football club. Therefore, a Any land not needed by the club will be used to address existing shortfalls in town wide provision. There may also be the potential for some sharing of facilities with the adjacent rugby club. Sport England will be consulted on the proposed relocation. In developing proposals, consideration will need to be given to the detailed traffic and amenity impacts arising from the proposed use of the site.	Change in location of football club to reflect change to Policy Banbury 4	Cherwell District Council
114	162	Banbury: Policy Banbury 12 Land for the Relocation of Banbury United FC	Amend policy as follows:- Land for the Relocation of Banbury United FC An area of land to the east of the Oxford Road at Bodicote, to the south of adjacent to Banbury Rugby Club, will be secured for the relocation of Banbury United Football Club and for sport and recreation use. Development proposals for relocation of the football club will need to be accompanied by: <ul style="list-style-type: none"> • An assessment of the potential effects on the local community • A transport assessment and travel plan to ensure the site is accessible by sustainable modes of transport and the traffic impact of the development is minimised • A detailed survey of agricultural land quality and a soil management plan to 	Change in location of football club to reflect change to Policy Banbury 4	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>ensure that soils are retained on site or re-used off site</p> <ul style="list-style-type: none"> • An ecological assessment including appropriate mitigation • A landscape and visual assessment including appropriate mitigation • A lighting strategy designed to limit upward glare in order to avoid adverse effects on nearby residents and wildlife. 		
	164	<p>Banbury: New site policy</p> <p>Banbury 15: Employment Land NE of Junction 11</p>	<p>Insert introduction to new site policy as follows:-</p> <p><u>Strategic Development: Banbury 15 – Employment Land NE of Junction 11</u></p> <p><u>This strategic employment site in this highly prominent location adjoining the M40 motorway and close to Junction 11 is allocated for employment. This new employment site will ensure that the economic strengths of Banbury in manufacturing, high performance engineering and logistics can be maintained. The strategic road network and local distributor routes can be readily accessed from this area and be done so avoiding lorry movements through residential areas. Although an edge of town site, it is also within walking distance of the town centre and bus and railway stations. Development in this area provides an opportunity for high visibility economic investment and the bringing into effective use land that would otherwise be unsuitable for residential purposes.</u></p> <p><u>Policy Banbury 15 therefore seeks to deliver this land for economic development in the interest of delivering jobs and investment in a highly sustainable location.</u></p>	To meet additional employment needs as housing growth is met	Cherwell District Council and site promoter
115	164	<p>Banbury: New site policy</p> <p>Banbury 15: Employment Land NE of Junction 11</p>	<p>Insert new site policy as follows:-</p> <p><u>Policy Banbury 15 - Employment Land North East of Junction 11</u></p> <p><u>Development Area: 49 hectares (in total)</u></p> <p><u>Development Description: Located on the north eastern edge of Banbury in an</u></p>	To meet additional employment needs as housing growth is met	Cherwell District Council and site promoters

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>important position adjoining the M40 and the A361, this strategic site combines two parcels of land provides for 49 hectares of mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy expressed in the Economic Development Strategy.</u></p> <p><u>Employment</u></p> <ul style="list-style-type: none"> • <u>Jobs – approx – 3,500</u> • <u>Use classes – B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution)</u> <p><u>Infrastructure Needs</u></p> <ul style="list-style-type: none"> • <u>Open space - Incidental</u> • <u>Access and Movement – access to A361. Necessary contributions to other transport improvements will be sought. This is likely to include measures to allow for walking and cycling to the site which is currently relatively inaccessible. Changes to traffic management may be required including potential signalling at Junction 11 to allow the effective movement of traffic.</u> <p><u>Key site specific design and place shaping principles</u></p> <ul style="list-style-type: none"> • <u>A high quality commercial district for the east of Banbury that has high connectivity to major transport routes and is well integrated with the adjacent commercial uses</u> • <u>Proposals should comply with Policy ESD16</u> • <u>Layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre</u> • <u>Provision of new footpaths and cycleways that link to existing networks to link the site with the Banbury urban area</u> • <u>Protection of the amenity of the public footpath network including</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>satisfactory treatment of existing footpaths on the site and diversion proposals where appropriate</u></p> <ul style="list-style-type: none"> • <u>Good accessibility to public transport services should be provided for to link the site with the Banbury urban area and provide an alternative to travel by car</u> • <u>Satisfactory access arrangements including a detailed transport assessment and Travel Plan given the location of the site close to the strategic road network</u> • <u>A high quality, well designed approach to the urban edge which functions as an high profile economic attractor but which also achieves a successful transition between town and country environments</u> • <u>Development that respects the landscape setting, that demonstrates the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Banbury</u> • <u>A Landscape and Visual Impact Assessment should be undertaken as part of development proposals</u> • <u>A comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity</u> • <u>Include planting of vegetation along strategic route ways to screen the noise</u> • <u>Adequate investigation (through an ecological survey) treatment and management of protected habitats and species onsite to preserve and enhance biodiversity.</u> • <u>A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings to reduce overall visual impact</u> • <u>The height of buildings to reflect the scale of existing employment development in the vicinity</u> 		

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			<ul style="list-style-type: none"> • Provision of public art to enhance the quality of the place, legibility and identity. • An archaeological survey will be required due to close proximity to heritage assets. • Take account of the Council's Strategic Flood Risk Assessment for the site • Full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment • Adoption of a surface water management framework to reduce run off to greenfield rates • Demonstration of climate change mitigation and adaptation measures including demonstration of compliance with the requirements of policies ESD 1 – 5 • An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary. 		
116	164	Banbury: New site policy Banbury 16 and 17	<p>Insert new text introduction to site policy for South of Salt Way as follows:-</p> <p>Strategic Development in South West Banbury</p> <p>The Development Area known as Banbury South West comprises a number of adjoining development sites which will, collectively, deliver up to 1,495 dwellings in local communities with strong links to the town centre. The developments will bring forward affordable housing, a new primary school and local centre as well as formal and informal open space and other infrastructure benefits.</p> <p>The Banbury South West Development Area is bounded by the existing urban edge of Banbury and Salt Way to the north, by White Post Road to the east, and</p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoters

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>extends to Crouch Farm to the west. The A361 bisects the development sites in a north south direction.</u></p> <p><u>The broad layout and design of the developments within the Banbury South West Development Area will reflect the existing character and form of the landscape and will contribute to the creation and enhancement of local green infrastructure networks. Proposals should demonstrate:</u></p> <ul style="list-style-type: none"> <u>• strong design and place shaping principles;</u> <u>• how development does not compromise but complements adjoining development – existing and proposed; and</u> <u>• facilitates or contributes to the delivery of necessary infrastructure.</u> <p><u>Each individual development site will provide the necessary infrastructure to support itself to avoid placing any constraint or unreasonable burden upon either preceding or subsequent development sites that collectively comprise the Banbury South West area. Each development site will therefore contribute as necessary to the delivery of infrastructure within the area through onsite provision or an appropriate off-site financial contribution towards provision elsewhere in the Banbury South West areas to be secured through s106 agreement or CIL. This approach will ensure that individual sites are capable of coming forward independently, yet in a complementary manner.</u></p> <p><u>Each individual development site is supported by its own site-specific policy that sets out the necessary infrastructure required for that specific development to provide the necessary confidence regarding the relationship between each of the sites that collectively comprise the Banbury South West area and to ensure timely and appropriate provision of infrastructure alongside the delivery of development.</u></p>		

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117	164	<p>Banbury: New site policy</p> <p>Banbury 16 South of Salt Way - West</p>	<p>Insert introduction to new site Policy Banbury 16 – South of Salt Way – West as follows:-</p> <p><u>Policy Banbury 16 – South of Salt Way - West</u></p> <p><u>This site is located to the south of Salt Way, to the west of the A361 Bloxham Road. Public rights of way cross the site from north to south and run along part of the eastern site boundary, whilst the public right of way of the Salt Way, an important historical, ecological and recreational route, runs along the site’s northern boundary.</u></p> <p><u>Part of Salt Way is a proposed new Local Wildlife Site and is a non-designated heritage asset. There is BAP habitat (broadleaved woodland) along the northern site boundary and some stretches of the eastern boundaries, and dense hedgerows around the site boundary. There are records of protected species in the locality. Crouch Farm, to the west of the site, is Grade II listed and there are further listed buildings in the wider vicinity (Wykham Park Farm). The site is located in an area of archaeological potential where a number of Iron Age and Roman sites have been recorded.</u></p> <p><u>Crouch Hill (together with its setting), to the north west of the site, is an important historical and topographical landscape landmark in Banbury and is considered to be a non-designated heritage asset. Site Banbury 16 provides the opportunity to develop the south west of Banbury in a coordinated and integrated way, delivering the necessary facilities and infrastructure in a timely manner. The westernmost extent of the site identified as Banbury 16 reflects the existing development to the north at Waller Drive, and follows existing field boundaries. Beyond this, development would have significant landscape and visual impacts including upon the setting of Crouch Hill.</u></p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

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118	164	<p>Banbury: New site policy</p> <p>Banbury 16 South of Salt Way - West</p>	<p>Insert new site policy as follows:-</p> <p><u>Policy Banbury 16 – South of Salt Way - West</u></p> <p><u>Development Area: 8 hectares</u></p> <p><u>Development Description - Development of land at South of Salt Way – west will deliver up to 150 dwellings with associated facilities and infrastructure.</u></p> <p><u>Housing</u></p> <ul style="list-style-type: none"> • <u>Number of homes - Up to 150 dwellings</u> • <u>Affordable Housing - 30%</u> <p><u>Infrastructure Needs</u></p> <ul style="list-style-type: none"> • <u>Education – contributions will be required towards the expansion of existing primary schools and/or the provision of the new school at Wykham Park Farm. Contributions may also be sought towards provision of secondary school places;</u> • <u>Open Space – to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation;. Contributions towards off site provision for allotments and sports provision to be provided to the south of site Banbury 17 will be required in lieu of provision on site;</u> • <u>Community – contributions will be required towards the improvement of existing community facilities in the area;</u> • <u>Access and movements – A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.– Access to be created off the Bloxham Road (A361).</u> <p><u>Key Site Specific Design and Place Shaping Principles</u></p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

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			<ul style="list-style-type: none"> • <u>Proposals should comply with Policy ESD16</u> • <u>Development must respect the landscape setting and provide an appropriate development interface with Salt Way (any buffer is likely to be some 10-20 metres in accordance with the approach adopted at land east of Bloxham Road and south of Salt Way);</u> • <u>Existing natural features and additional structural planting will reinforce landscape framework upon which to structure development parcels;</u> • <u>Public open space to form a well connected network of green areas within the site, suitable for informal recreation;</u> • <u>A layout that maximises the potential for walkable neighbourhoods and allows for integration with land that comprises the South West Banbury area and existing communities in Banbury;</u> • <u>A linked network of cycle and footways to provide access into Banbury;</u> • <u>Layout of development that enables a high degree of integration and connectivity with existing development</u> • <u>A high quality locally distinctive residential district for the south west of Banbury that is designed with consideration to the landscape setting and well integrated with the adjacent residential area.</u> • <u>Consideration of the impact of development on Crouch Hill</u> • <u>A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</u> • <u>New footpaths and cycleways should be provided that link with existing networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel</u> • <u>The existing footpath extending from the southern corner of the site to Salt Way should be enhanced to enable a circular link from the new footpath/ bridleway to be provided at the southern edge of site Banbury 17 to Salt Way</u> • <u>Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops including the</u> 		

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			<p><u>provision of a bus route through the site and new bus stops on the site.</u></p> <ul style="list-style-type: none"> • <u>Provision of a transport assessment and Travel Plan to maximise connectivity with existing development, including linkages with and improvements to existing public transport</u> • <u>A well designed, 'soft' approach to the urban edge, which respects the rural setting</u> • <u>A Landscape and Visual Impact Assessment, as well as a heritage assessment, should be undertaken as part of development proposals</u> • <u>Retention of Public Rights of Way and a layout that affords good access to the countryside</u> • <u>Retention and enhancement of existing hedgerows and trees</u> • <u>Provision of Green Infrastructure links beyond the development site to the wider town and open countryside</u> • <u>Public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation</u> • <u>Detailed consideration of ecological impacts, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity. Ecological Surveys to accompany any development proposal.</u> • <u>Planting of vegetation along strategic route ways to screen the noise</u> • <u>Development that retains and enhances significant landscape features (e.g. hedgerows) which are or may be of ecological value; and where possible introduces new features</u> • <u>Provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment</u> • <u>Provision of public art to enhance the quality of the place, legibility and identity.</u> • <u>Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements</u> 		

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			<p>of policies ESD 1 – 5</p> <ul style="list-style-type: none"> • Take account of the Council's Strategic Flood Risk Assessment for the site • Full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including use of SuDS techniques in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and taking account of the Council's Strategic Flood Risk Assessment • The provision of extra-care housing and the opportunity for community self-build affordable housing • A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan. 		
119	164	<p>Banbury: New site policy</p> <p>Policy Banbury 17 – South of Salt Way – east</p>	<p>Insert introduction to new site – Policy Banbury 17 – South of Salt Way – East as follows:-</p> <p>Policy Banbury 17 – South of Salt Way – East</p> <p>This site is located to the south of Salt Way, to the east of the A361 Bloxham Road. It includes the land adjoining the A361 for which planning permission has already been granted for 145 dwellings. There is a dense hedgerow along the site's northern boundary, the Salt Way, which is a proposed new Local Wildlife Site. Salt Way is a public right of way of important historical and recreational significance running along the northern boundary of the site; a number of other public rights of way cross the site from north to south.</p> <p>The Salt Way is a non-designated heritage asset. There are dense hedgerow boundaries within the site, of good condition, and areas of BAP habitat and individual woodland parcels around the boundaries of the site. Wykham Farmhouse, to the south of the site, is Grade II listed.</p> <p>The development of site Banbury 17 combines two adjoining sites that have the</p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

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			<p>potential to be developed as part of a single development area. Banbury 17 provides the opportunity to develop the south west of Banbury in a coordinated, integrated and planned way, delivering the necessary facilities and infrastructure in a timely manner.</p> <p>Structure planting and landscaping will be required along the site's southern boundary in order to mitigate the visual impacts of the site upon the Sor Brook Valley whilst land immediately adjoining Banbury 17 to the south-east has been identified as part of the green buffer, where the considerations of Policy ESD 15 will apply.</p> <p>A new footpath bridleway will be required to be provided running from east to west along the southern boundary of the development area, incorporating links with existing footpaths to form a new circular route around the development linking back to Salt Way.</p> <p>Formal outdoor sports provision is to be located to the south east of Banbury 17, ensuring that land extending towards Wykham Lane, where the potential for adverse landscape and visual impact is higher, will be kept free from built development, whilst the eastern most part of the site is to be utilised as informal open space in order to maintain an important gap between the settlements of Banbury and Bodicote, with each maintaining its separate identity and the character of Bodicote Conservation Area protected.</p>		
120	164	<p>Banbury: New site policy</p> <p>Banbury 17 South of Salt Way - East</p>	<p>Insert new site policy as follows:-</p> <p>Policy Banbury 17 – South of Salt Way – East</p> <p>Development Area: 68 hectares (in total)</p> <p>Development Description - Development of land south of sSalt Wway - East</p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

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			<p><u>will deliver a new neighbourhood of up to 1,345 dwellings with associated facilities and infrastructure as part of SW Banbury. The site is in more than one ownership (Land east of the Bloxham Road and land west of Bodicote) but the development area forms a coherent whole. An integrated, coordinated and comprehensive planning approach will be taken with a link road between the sites in separate ownerships. The site will require a masterplan to ensure this is delivered.</u></p> <p><u>Housing</u></p> <ul style="list-style-type: none"> • <u>Number of homes - Up to 1,345 dwellings (including 145 with permission)</u> • <u>Affordable Housing - 30%</u> <p><u>Infrastructure Needs</u></p> <ul style="list-style-type: none"> • <u>Education – land for a primary school. Contributions may also be sought towards provision of secondary school places;</u> • <u>Open Space – to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation;</u> • <u>Community – on-site provision including community and/or local retail facilities;</u> • <u>Access and movement – Principal access to be created off the Bloxham Road (A361). The layout should also allow for a route for any future east-west link to join White Post Road for local traffic should that may be identified in the movement strategy of the Banbury Master Plan.</u> • <u>A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</u> <p><u>Key Site Specific Design and Place Shaping Principles</u></p>		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • <u>The development of a comprehensive masterplan for the allocated site in consultation with the Council, Oxfordshire County Council, the Local Nature Partnership (Wild Oxfordshire) and local communities.</u> • <u>Proposals should comply with Policy ESD16</u> • <u>Development must respect the landscape setting and provide an appropriate development interface with Salt Way (any buffer is likely to be some 10-20 metres in accordance with the approach adopted at land east of Bloxham Road and south of Salt Way);</u> • <u>Existing natural features and additional structural planting will reinforce landscape framework upon which to structure development parcels;</u> • <u>Public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation. Formal recreation should be located and phased to come forward as part of development at the southern part of the site; Informal open space is to be located where the site adjoins Bodicote village in order to create a buffer to maintain separation between the two settlements and respect the setting of the Bodicote Conservation Area.</u> • <u>A layout that maximises the potential for walkable neighbourhoods and allows for integration with land that comprises the South West Banbury area and existing communities in Banbury</u> • <u>A linked network of cycle and footways to provide access into Banbury;</u> • <u>Layout of development that enables a high degree of integration and connectivity with existing development</u> • <u>A high quality locally distinctive residential district for the south west of Banbury that is designed with consideration to the landscape setting and well integrated with the adjacent residential area.</u> • <u>A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</u> • <u>New footpaths and cycleways should be provided that link with existing</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel</u></p> <ul style="list-style-type: none"> • <u>A new footpath bridleway to be provided running from east to west along the southern boundary of the development area, incorporating links with existing footpaths to form a new circular route around the development linking back to Salt Way</u> • <u>Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops including the provision of a bus route through the site and new bus stops on the site.</u> • <u>Provision of a transport assessment and Travel Plan including to maximise connectivity with existing development, including linkages with and improvements to existing public transport</u> • <u>A well designed, 'soft' approach to the urban edge, which respects the rural setting</u> • <u>A Landscape and Visual Impact Assessment, as well as a cultural heritage assessment, should be undertaken as part of development proposals</u> • <u>Planting of vegetation along strategic route ways to screen the noise</u> • <u>Retention of Public Rights of Way and a layout that affords good access to the countryside</u> • <u>Retention and enhancement of existing hedgerows and trees including the boundary with the Salt Way</u> • <u>Public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation</u> • <u>Provision of Green Infrastructure links beyond the development site to the wider town and open countryside</u> • <u>Detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity. Ecological Surveys to accompany any development proposal.</u> • <u>Development that retains and enhances significant landscape features</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>(e.g. hedgerows) which are or may be of ecological value; and where possible introduces new features</u></p> <ul style="list-style-type: none"> • <u>Provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment</u> • <u>Provision of public art to enhance the quality of the place, legibility and identity.</u> • <u>Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5</u> • <u>Take account of the Council's Strategic Flood Risk Assessment for the site</u> • <u>Use of SuDS techniques in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and taking account of the Council's Strategic Flood Risk Assessment. Development proposals to be subject to a Flood Risk Assessment.</u> • <u>The provision of extra-care housing and the opportunity for community self-build affordable housing</u> • <u>If necessary, the satisfactory incorporation of existing dwellings into the scheme</u> • <u>A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.</u> 		
121	164	<p>Banbury - New site policy</p> <p>Banbury 18 Land at Drayton Lodge Farm</p>	<p>Insert introduction to new site – Policy Banbury 18 – Land at Drayton Lodge Farm as follows:-</p> <p>Policy Banbury 18: Land at Drayton Lodge Farm</p> <p><u>The site is located to the west of the Warwick road (B4100) and to the north east of the village of Drayton. The village of Hanwell is located to the north east of the site. The Warwick road is on the north eastern boundary of the site and beyond this there is residential development at Hanwell fields. Currently there is</u></p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>agricultural land to the north, south, east and west of the site.</u></p> <p><u>At the centre of the site is a golf club with a course, driving range and a small car park, a farm, dwellings and a small caravan park with maintained pitches, paths hedgerows and a copse. The remainder of the site is in agricultural use. There is a small lake to the south west of the site and the North Oxfordshire Academy is located to the south east of the site. There is potentially contaminated land at the centre of the site at the golf club and farm. There are public rights of way throughout the site. Part of the site is an archaeological constraint priority area.</u></p> <p><u>It is considered that part of the site is suitable for residential development. The field to the north of the farm and the golf driving range could be developed subject to recreation uses being replaced elsewhere. The site could be linked to the existing site with planning permission to the south and to existing and proposed development to the north east of the site.</u></p> <p><u>Landscape evidence has recognised that consideration should be given to the protection of the Drayton Conservation Area which the site abuts to the south, and that care should also be taken to avoid visual prominence of development from within the Sor Brook Valley. The addendum states that the landscape is relatively open with views west towards the Sor Brook Valley creating a feeling of exposure in some locations; primarily within the arable landscape. The addendum notes an important hedgerow on the site's northern boundary.</u></p> <p><u>The central part of the site containing the existing dwellings and copse should be protected from development to account for these uses and the steep and undulating landscape on this part of the site. Impacts on landscape, conservation area and the residential properties in the centre of the site should be minimised by any proposal.</u></p>		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
122	164	<p>Banbury: New site policy</p> <p>Banbury 18 Land at Drayton Lodge Farm</p>	<p>Insert new site policy as follows:-</p> <p>Policy Banbury 18: Land at Drayton Lodge Farm</p> <p><u>Development Area: 15 hectares</u></p> <p><u>Development Description: Located at the northern edge of Banbury, this residential strategic development site will provide approximately 250 dwellings with associated facilities and infrastructure in a scheme that demonstrates a sensitive response to this urban fringe location.</u></p> <p><u>Housing</u></p> <ul style="list-style-type: none"> • <u>Number of homes – Approximately 250</u> • <u>Dwelling mix – to be informed by Policy BSC4:Housing Mix</u> • <u>Affordable Housing - 30%</u> • <u>The provision of extra care housing and the opportunity for community self build affordable housing</u> <p><u>Infrastructure Needs</u></p> <ul style="list-style-type: none"> • <u>Education – land for a primary school. Contributions may also be sought towards provision of secondary school places;</u> • <u>Open Space – to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC 11: Local Standards of Provision – Outdoor Recreation;</u> • <u>Community – onsite provision for community and/or local retail facilities;</u> • <u>Access and movement – Principal access to be created off the Bloxham Road (A361).</u> • <u>A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</u> 	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>Key Site Specific Design and Place Shaping Principles</u></p> <ul style="list-style-type: none"> • <u>Proposals should comply with Policy ESD16</u> • <u>A high quality development that is locally distinctive.</u> • <u>Careful design of the height and extent of built development to minimise adverse visual impact on the setting of Drayton village and Drayton Conservation Area</u> • <u>Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</u> • <u>Existing natural features and additional structural planting will reinforce landscape framework upon which to structure development parcels;</u> • <u>Public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation. Formal recreation should be located and phased to come forward as part of development at the southern part of the site;</u> • <u>A linked network of cycle and footways to provide access into Banbury;</u> • <u>Layout of development that enables a high degree of integration and connectivity with existing development</u> • <u>A high quality residential area that is designed with consideration to the landscape setting and well integrated with the adjacent proposed residential area.</u> • <u>Retention of dwellings and the copse at the centre of the site with no new development in close proximity</u> • <u>The provision of a green buffer surrounding the existing dwellings and along the western boundaries of the site</u> • <u>A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities including to land which has planning permission to the south and east.</u> • <u>New footpaths and cycleways should be provided that link with existing networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • <u>Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops including the provision of a bus route through the site and new bus stops on the site.</u> • <u>Provision of a transport assessment and Travel Plan including to maximise connectivity with existing development, including linkages with and improvements to existing public transport</u> • <u>A well designed, 'soft' approach to the urban edge, which respects the rural setting</u> • <u>Retention of Public Rights of Way and a layout that affords good access to the countryside</u> • <u>Retention and enhancement of existing hedgerows and trees</u> • <u>Public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation</u> • <u>Provision of Green Infrastructure links beyond the development site to the wider town and open countryside</u> • <u>Detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity</u> • <u>Development that retains and enhances significant landscape features (e.g. hedgerows) which are or may be of ecological value; and where possible introduces new features</u> • <u>Provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment</u> • <u>Provision of public art to enhance the quality of the place, legibility and identity.</u> • <u>Consideration of noise mitigation along the B4100</u> • <u>Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5</u> • <u>Take account of the Council's Strategic Flood Risk Assessment for the site</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • Use of SuDS techniques in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and taking account of the Council's Strategic Flood Risk Assessments • The provision of extra-care housing and the opportunity for community self-build affordable housing • A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan. 		
123	164	<p>Banbury: New site policy</p> <p>Banbury 19 – Land at Higham Way</p>	<p>Insert introduction to new site – Policy Banbury 19 – Land at Higham Way as follows:-</p> <p>Policy Banbury 19: Land at Higham Way</p> <p>This site is a former waste management facility and concrete batching plant and is located to south east of Banbury town centre. The site is bounded by residential to the north east, railway lines to the west, Town Council allotments and grazing land to the south and a number of commercial/industrial sites to the south west, and grassed amenity land to the south east.</p> <p>The site is within Flood Zone 2 and 3. A Flood Alleviation Scheme (FAS) for the north of Banbury was completed in 2012 and a large part of the site falls within the defended area. The proximity to the railway would present noise pollution to future residents and require a buffer/design solution which might reduce yield.</p> <p>In principle the site offers a suitable location for development, and would contribute to the creation of sustainable and mixed communities. The site is close to the town centre and railway stations and in need of bringing back into effective use. However, there are current physical constraints that need to be overcome before development can be progressed. These include addressing the potential for land contamination from the previous use, and noise mitigation measures to reduce noise impact from the railway for future residents. A</p>	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>replacement waste management site for Grundons has been approved nearby. The Cemex site had been cleared and is surplus to requirements. The access road (Higham Way) is in the process of being adopted. The site was marketed for a mixed use development in 2013.</p>		
124	164	<p>Banbury: New site policy</p> <p>Banbury 19 – Land at Higham Way</p>	<p>Insert new site policy as follows:-</p> <p>Policy Banbury 19: Land at Higham Way</p> <p>Development Area: 3 hectares</p> <p>Development Description: Re-development would bring about environmental benefits in terms of using previously developed and vacant within the town.</p> <p>Housing</p> <ul style="list-style-type: none"> • Number of homes – Approximately 150 • Dwelling mix - approximately 70% houses 30% flats. • Affordable Housing – 30% • The provision of extra-care housing and the opportunity for community self-build affordable housing <p>Infrastructure Needs</p> <ul style="list-style-type: none"> • Education – Contributions towards Primary School and secondary education provision • Access and Movement – Access via Higham Way • Open space – as outlined in Policy BSC 11 <p>Key site specific design and place shaping principles</p> <ul style="list-style-type: none"> • Proposals should comply with Policy ESD16 • A distinctive residential proposition for Banbury that integrates well and helps make connections with the adjoining town centre and Railway 	To boost housing supply in accordance with the SHMA	Cherwell District Council and site promoter

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>Station</u></p> <ul style="list-style-type: none"> • <u>An appropriate location for higher density housing to include a mixture of dwelling styles and types</u> • <u>Taking advantage of the accessibility of the town centre, an age friendly neighbourhood with extra care housing and housing for wheel chair users and those with specialist supported housing needs</u> • <u>The potential inclusion of live/work units</u> • <u>A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities. New footpaths and cycleways should be provided that link to existing networks.</u> • <u>Provision of Green Infrastructure links beyond the development site to the wider town and open countryside</u> • <u>Open/urban spaces provided located in various locations within the site and new trees planted.</u> • <u>Development should promote biodiversity enhancement</u> • <u>The implementation of proposals in the Movement Study including improved junction arrangements on Bridge Street and Cherwell Street to improve traffic capacity but also to facilitate pedestrian movement between the town centre and the site</u> • <u>Some car free or reduced levels of parking with innovative solutions to accommodating the private car</u> • <u>Good accessibility to public transport services should be provided for</u> • <u>A transport assessment and Travel Plan to accompany development proposals</u> • <u>Appropriate treatment and remediation of contaminated land.</u> • <u>The completion of a flood risk assessment for the site</u> • <u>A sequential approach to development in relation to flood risk</u> • <u>Take account of the Council's Strategic Flood Risk Assessment for the site</u> 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> Provision of sustainable drainage in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS), taking account of the recommendations of the Council's Strategic Flood Risk Assessment Compliance with policies ESD 1-5 on climate change mitigation and adaptation. A noise survey will be required to accompany any planning application. 		
125	165	Policies for Cherwell's Places: Kidlington New para C.188b	Insert a new paragraph following C.188a:- Due to a lack of spare education capacity in the town, expansion of one of the existing primary schools will be required over the plan period and developer contributions will be sought.	To reflect input from the County Council as education authority	Cherwell District Council
126	165	Policies for Cherwell's Places: Kidlington C.190	Amend the text to reflect modifications to Policy ESD 14:- As an urban area close to Oxford and a number of other villages, Kidlington is surrounded by Green Belt. The Local Plan's housing requirements and development strategy can be achieved without the need for a strategic review of the Green Belt in the district. At the current time it is neither considered that the 'exceptional circumstances' required by government policy exist to justify a small scale local review of the Green Belt to meet local housing needs. In terms of local housing need, S small scale affordable housing schemes to meet specifically identified local housing need may be met through the release of rural exception sites (Policy Villages 3) and the Kidlington Framework Masterplan will also help identify opportunities. If the village's local housing needs cannot be accommodated within the built up area a small scale local review of the Green Belt boundary around Kidlington will be undertaken as part of Local Plan Part 2, as indicated in Policy ESD 14.	Consequential change as a result of modifications to ESD14	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
127	167	<p>Policies for Cherwell's Places: Kidlington</p> <p>Policy Kidlington 1: Accommodating High Value Employment Needs</p>	<p>Modify first part of policy as shown below:-</p> <p>We will undertake a small scale local review of the Green Belt to accommodate identified high value employment needs at two distinct and separate locations:</p> <p>(A) Langford Lane / Oxford Technology Park / London-Oxford Airport</p> <p>(B) Begbroke Science Park</p> <p>Key design and place shaping principles:</p> <p>Design for buildings that create a gateway with associated ancillary uses creating a strong sense of arrival, including when arriving from the airport...</p>	Clarification of Policy	Agreed at hearing into Issue 2: Employment
128	168	<p>Policies for Cherwell's Places: Kidlington</p> <p>C.199</p>	<p>Change sentence to read:</p> <p>The 2012 Retail Study showed that significant new development should not be directed to -Kidlington but that the town centre needed some further environmental improvements and the evening economy should be encouraged. It is proposed to This Local Plan now expands the geographical area defined as Kidlington Village Centre to include land on the western side of the Oxford Road and other small areas of commercial uses. The exact boundary will be determined in Part 2 of the Local Plan. The aim of the extension is to:...</p>	Clarification	Cherwell District Council
129	168	<p>Policies for Cherwell's Places: Kidlington</p> <p>Policy Kidlington 2:</p>	<p>Amend policy text to read:-</p> <p>Shopping, leisure and other 'Main Town Centre Uses' will be supported within the boundary of Kidlington Village Centre. as shown on the Submission Policies map and the Kidlington inset map. Residential uses will be supported where above ground floor level. Proposals should be considered against Policies SLE</p>	To allow town centres to play more of a role in meeting housing needs	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Strengthening Kidlington Village Centre	<p>2, ESD 10 and ESD 16.</p> <p><u>Residential development will be supported in appropriate locations in the town centre except where it will lead to a loss of retail or other 'Main Town Centre Uses'.</u></p> <ul style="list-style-type: none"> <u>The change of use of sites for main town centre uses in the town centre for residential development will normally be permitted if proposals contribute significantly to the regeneration of the town centre. Mixed use schemes will be encouraged.</u> 		
130	170	Our Villages and Rural Areas: Meeting the Challenge of Developing a Sustainable Economy in the Villages and Rural Areas C.205	<p>Add to final bullet point as follows:-</p> <ul style="list-style-type: none"> <u>A lack of school places, meaning that housing developments might require the village school to expand. An assessment of education provision will need to inform development proposals.</u> 	To reflect input from the County Council as education authority	Cherwell District Council
131	170	Our Villages and Rural Areas: Our Vision and Strategy for Our Villages and Rural	<p>Update text as follows:-</p> <p>By 2031, we will have protected and, where possible, enhanced our services and facilities, landscapes and the natural and historic built environments of our villages and rural areas. We will have encouraged sustainable economic opportunities and we will have provided <u>5,392 3,902</u>-(<u>201106</u>-2031) dwellings in total in the rural area including Kidlington and the <u>development of a new</u></p>	Updating	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Areas C.210	settlement approved 761 additional homes at former RAF Upper Heyford.		
132	171	Our Villages and Rural Areas: Our Vision and Strategy for Our Villages and Rural Areas C.212	Update text as follows:- <ul style="list-style-type: none"> To secure our vision this Local Plan has a strong urban focus which seeks to direct housing towards Bicester and Banbury. However, there is <u>will still be</u> a need for some development within the rural areas to meet local <u>and Cherwell wide</u> needs. <u>The overall level of housing growth for our villages and rural areas is set out in 'Policy BSC 1: District Wide Housing Distribution'.</u> 	To reflect the need for additional growth in rural areas to meet district wide needs	Cherwell District Council
133	171	Our Villages and Rural Areas: What will Happen and Where C.212a	Delete paragraph:- The overall level of housing growth for our villages and rural areas is set out in 'Policy BSC 1: District Wide Housing Distribution'. Compared to the former South East Plan, the Local Plan reduces the overall level of proposed growth directed to the rural areas of the district in favour of a higher level of growth at Bicester. Proposed figures take into account growth in the rural area since 2006. There is a particular need to achieve economic growth at Bicester and to protect the quality of our rural environments in the context of development pressures.	Updating	Cherwell District Council
134	171	Our Villages and Rural Areas: What will Happen and Where	Add two additional bullets to the list:- Our approach to providing development in the rural areas seeks to: <ul style="list-style-type: none"> <u>deliver a new settlement at former RAF Upper Heyford to enable conservation and environmental improvements and to contribute in meeting Cherwell wide</u> 	Update and to reflect to role of Former RAF Upper Heyford in meeting district wide	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		C.214	<p>and local housing needs</p> <ul style="list-style-type: none"> • provide new housing for people in rural areas to meet, in particular, the needs of newly forming households • provide affordable housing in what are generally areas of higher housing cost • deliver housing at villages where local shops, services and job opportunities are available and accessible or where access to nearby towns would be sustainable in transport terms • consider the relationship between 'clusters' of villages • provide development to help sustain rural services and facilities • avoid significant environmental harm. 	housing needs	
135	171 & 172	Our Villages and Rural Areas: What will Happen and Where C.215	<p>Update text as follows:-</p> <p>To this end, Policy Villages 1 provides a categorisation of the district's villages to ensure that unplanned, small-scale development within villages is directed towards those villages that are best able to accommodate limited growth. The Policy establishes which villages are, in principle, appropriate for conversions and infilling (Category C) and which are suitable for accommodating minor development (Categories A and B). different scales of development that are appropriate for different categories of village. Policy Villages 2 provides for sets out that some additional planned development will be required to be accommodated at the most sustainable villages. to meet district housing requirements and to help meet local needs. Policy Villages 3 seeks to respond to often acute issues of affordability in rural areas and allows for affordable housing to be provided in any of Cherwell's villages to meet locally identified</p>	Updating of Village categorisation and review in the light of higher housing requirements	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			needs in locations or on sites that might otherwise not be appropriate. Policy Villages 4 establishes a framework for addressing open space, sport and recreation deficiencies at the villages. Policy Villages 5 seeks to deliver the approved new settlement at former RAF Upper Heyford.		
136	172	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation C.219a	Update text as follows:- Policy Villages 1 provides a categorisation of villages to guide the consideration of small-scale proposals for residential development within the built-up limits of settlements. Village categorisation helps understand which villages are in principle best placed to sustain different levels of residential development. The Policy ensures that unanticipated development within the built-up limits of a village is of an appropriate scale for that village, is supported by services and facilities and does not unnecessarily exacerbate travel patterns that are overly reliant on the private car and which incrementally have environmental consequences. Policy Villages 1 Village categorisation therefore seeks to manage small scale development proposals (typically but not exclusively for less than 10 dwellings) which come forward within the built-up limits of villages. It also informs Policy Villages 2 which provides a rural allocation for sites of 10 or more dwellings and which will guide the Local Plan Part 2 and the preparation of Neighbourhood Plans.	Review of village categorisation and rural distribution policy in the light of higher housing requirements	Cherwell District Council
137	173	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation C.221	Update text as follows:- Survey work was previously undertaken to inform village -the- categorisation and this was supplemented by “the Cherwell Rural Areas Integrated Transport & Land Use Study” (CRAITLUS) which was produced in association with Oxfordshire County Council. The survey work was updated in 2014.	Updating	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification								
138	173	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation C.224	Update text as follows:- It is not proposed that clustering forms part of the development strategy In 'Policy for Villages 2: Distributing Growth Across the Rural Areas' as the services and facilities in most satellite villages are too limited to sustainably accommodate the development of larger allocated sites. However, T there is considered to be a role for satellite villages to accommodate <u>minor development infilling</u> which is set out in 'Policy Villages 1: Village Categorisation' below.	Updating	Cherwell District Council								
139	173	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation Policy Villages 1: Village Categorisation	Delete policy and replace with the following:- <u>Policy Villages 1: Village Categorisation</u> <table border="1" data-bbox="683 774 1630 1238"> <thead> <tr> <th><u>Category</u></th> <th><u>Villages by Category</u></th> <th><u>Satellite Villages</u></th> <th><u>Type of Development</u></th> </tr> </thead> <tbody> <tr> <td><u>A</u></td> <td><u>Adderbury, Ambrosden, Begbroke, Bloxham, Bodicote, Cropredy, Deddington, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Steeple Aston, Sibford Ferris/Sibford Gower, Weston on the Green (*), Yarnton</u></td> <td>=</td> <td><u>Minor Development</u> <u>Infilling</u> <u>Conversions</u></td> </tr> </tbody> </table>	<u>Category</u>	<u>Villages by Category</u>	<u>Satellite Villages</u>	<u>Type of Development</u>	<u>A</u>	<u>Adderbury, Ambrosden, Begbroke, Bloxham, Bodicote, Cropredy, Deddington, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Steeple Aston, Sibford Ferris/Sibford Gower, Weston on the Green (*), Yarnton</u>	=	<u>Minor Development</u> <u>Infilling</u> <u>Conversions</u>	To increase the opportunity for small scale windfalls in all villages to contribute towards meeting the housing requirements in the SHMA in suitable locations. To conform to the NPPF.	Cherwell District Council
<u>Category</u>	<u>Villages by Category</u>	<u>Satellite Villages</u>	<u>Type of Development</u>										
<u>A</u>	<u>Adderbury, Ambrosden, Begbroke, Bloxham, Bodicote, Cropredy, Deddington, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Steeple Aston, Sibford Ferris/Sibford Gower, Weston on the Green (*), Yarnton</u>	=	<u>Minor Development</u> <u>Infilling</u> <u>Conversions</u>										

Mod No.	Page No.	Policy Paragraph	Modification Proposed				Reason for Modification	Source of Modification
			<p><u>B</u></p>	<p><u>Arcott, Bletchingdon, Chesterton, Finmere, Fringford, Islip, Middleton Stoney, Milcombe, Wroxton</u></p>	<p><u>Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, Wardington</u></p>	<p><u>Infilling</u></p> <p><u>Conversions</u></p>		
			<p><u>C</u></p>	<p><u>All other villages</u></p>	<p><u>-</u></p>	<p><u>Conversions</u></p>		
			<p><u>(*) 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.</u></p> <p><u>Policy Villages 1: Village Categorisation</u></p> <p><u>Proposals for residential development within the built-up limits of villages (including Kidlington) will be considered having regard to the categorisation below. Only Category A (Service Centres) and Category B (Satellite Villages) will be considered to be suitable for minor development in addition to infilling and conversions.</u></p>					

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			<table border="1"> <thead> <tr> <th data-bbox="683 331 801 405"><u>Category</u></th> <th data-bbox="801 331 1444 405"><u>Villages by Category</u></th> <th data-bbox="1444 331 1697 405"><u>Type of Development</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="683 405 801 724"><u>A</u></td> <td data-bbox="801 405 1444 724"> <u>Service Villages</u> <u>Adderbury, Ambrosden, Arncott, Begbroke, Bletchingdon (*), Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Lower Heyford, Milcombe, Sibford Ferris/Sibford Gower, Steeple Aston, Weston-on-the-Green-(*), Wroxton, Yarnton</u> </td> <td data-bbox="1444 405 1697 724"> <u>Minor Development</u> <u>Infilling</u> <u>Conversions</u> </td> </tr> <tr> <td data-bbox="683 724 801 948"><u>B</u></td> <td data-bbox="801 724 1444 948"> <u>Satellite Villages</u> <u>Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, and Wardington.</u> </td> <td data-bbox="1444 724 1697 948"> <u>Minor Development</u> <u>Infilling</u> <u>Conversions</u> </td> </tr> <tr> <td data-bbox="683 948 801 1066"><u>C</u></td> <td data-bbox="801 948 1444 1066"> <u>All other villages</u> </td> <td data-bbox="1444 948 1697 1066"> <u>Infilling</u> <u>Conversions</u> </td> </tr> </tbody> </table>	<u>Category</u>	<u>Villages by Category</u>	<u>Type of Development</u>	<u>A</u>	<u>Service Villages</u> <u>Adderbury, Ambrosden, Arncott, Begbroke, Bletchingdon (*), Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Lower Heyford, Milcombe, Sibford Ferris/Sibford Gower, Steeple Aston, Weston-on-the-Green-(*), Wroxton, Yarnton</u>	<u>Minor Development</u> <u>Infilling</u> <u>Conversions</u>	<u>B</u>	<u>Satellite Villages</u> <u>Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, and Wardington.</u>	<u>Minor Development</u> <u>Infilling</u> <u>Conversions</u>	<u>C</u>	<u>All other villages</u>	<u>Infilling</u> <u>Conversions</u>				
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140	174	Our Villages and Rural Areas: Policy Villages 1: Village	Update text as follows:- This policy sets a framework for considering sites which have not been specifically identified for development in the Council's planning documents. <u>There is a need for Cherwell's villages to sustainably contribute towards meeting</u>			To increase the opportunity for small scale windfalls in all villages to	Cherwell District Council												

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		Categorisation C.226	the housing requirements identified in Policy BSC1. Policy Villages 1 allows for the most sustainable villages to accommodate 'minor development' and all villages to accommodate infilling or conversions. The appropriate form of development will vary depending on the character of the village and development in the immediate locality. In all cases, 'Policy ESD 16: The Character of the Built and Historic Environment' will be applied in considering applications.	contribute towards meeting the housing requirements in the SHMA in suitable locations. To conform to the NPPF.	
141	174	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation C.227	Update text as follows:- In assessing whether proposals constitute acceptable 'minor development', regard will be given to the following criteria : <ul style="list-style-type: none"> • the -size_ of the village and the level of service provision- • the site's context within the existing built environment_and • whether it is in keeping with the character and form of the village_and • its local landscape setting • careful consideration of the appropriate scale of development in Category B (satellite) villages- In considering the scope of new residential development within the built-up limits of Kidlington, consideration will be given to its role and urban character as an urban area, the functions that existing gaps and spaces perform and the quality of the built environment.	Clarification in view of review of Policy Villages 1	Cherwell District Council
142	174	Our Villages and Rural	Update text as follows:-	Clarification in view of review	Cherwell District

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		Areas: Policy Villages 1: Village Categorisation C.228	Infilling refers to the development of a small gap in an otherwise continuous built-up frontage. that is suitable for residential development. Not all infill gaps will be suitable for development. <u>Many spaces in villages' streets are important and cannot be filled without detriment to their character. Such gaps may afford views out to the landscape or help to impart a spacious rural atmosphere to the village. This is particularly important in a loose knit village pattern where the spaces may be as important as the buildings.</u>	of Policy Villages 1	Council
143	174	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation C.229	Update text as follows:- The category A villages which perform as 'service centres' <u>with 'satellite' villages (forming a within-village cluster)</u> s are Adderbury, Ambrosden, Bloxham, Cropredy, Deddington, Kirtlington, Sibford Ferris/Sibford Gower, Steeple Aston and Yarnton. <u>Arcott, Bletchingdon, Chesterton, Finmere, Fringford, Milcombe and Wroxton are Category A villages but do not have satellite villages.</u>	To increase the opportunity for small scale windfalls in all villages to contribute towards meeting the housing requirements in the SHMA in suitable locations.	Cherwell District Council
144	174	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation C.230	Replace paragraph as follows:- The villages which do not 'score' highly enough in their own right to be included as category B villages but which have been included because of the benefits of access to a service centre within a village cluster are: Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, and Wardington. For example, Claydon, Great Bourton, Mollington and Wardington benefit from their relationship with Cropredy. Information on village clusters was set out in the Council's Options for	To increase the opportunity for small scale windfalls in all villages to contribute towards meeting the	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>Growth Paper (on Map 6).</u></p> <p><u>The category B villages are satellite villages associated with a larger service centre. The satellite villages are: Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Middle Aston, Milton, Mollington, South Newington, and Wardington. They do not 'score' highly enough in their own right to be included as category A villages but are considered to be appropriate for minor development because of the benefits of access to a service centre within a village cluster. For example, Claydon, Great Bourton, Mollington and Wardington benefit from their relationship with Cropredy. As smaller settlements, the satellite villages have been given a separate 'B' Category as they would not be suitable for larger scale development provided for by Policy Villages 2.</u></p>	new objectively assessed need housing needs in suitable locations.	
145	174	Our Villages and Rural Areas: Policy Villages 1: Village Categorisation New Para' C.230a	<p>Add new paragraph following C.230:-</p> <p><u>All other villages that are not service centres or satellite villages are classified as category C villages.</u></p>	Clarification	Cherwell District Council
146	175	Our Villages and Rural Areas: Policy Villages 2: Distributing Growth across the Rural Areas	<p>Modify housing figures allocations:-</p> <p>In the interests of meeting local housing need in rural areas, an <u>limited</u> allocation is also being made to enable the development of some new sites (for 10 or more dwellings) in the most sustainable locations where developable sites are most likely to be available. A further <u>750</u> dwellings will be developed made available in the rural areas including at Kidlington and a further 348 dwellings at other villages. Sites for 10 or more dwellings that have received planning</p>	Updating	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification										
		C.234a	<p>permission after since 31 March 2014² will contribute in meeting these requirements.</p> <p>Additionally, a realistic windfall allowance of 980754 homes is identified for sites of less than 10 dwellings for the period (2014²-2031). In total, some 5,392 3,902 homes will be delivered across the rural areas from 2011⁰⁶ to 2031.</p>												
147	175	<p>Our Villages and Rural Areas: Policy Villages 2: Distributing Growth across the Rural Areas</p> <p>Policy Villages 2: Distributing Growth Across the Rural Areas</p>	<p>Replace Policy Villages 2 as follows:-</p> <p>The development of new housing sites for 10 or more dwellings will be directed to the following villages as set out below:</p> <table border="1" data-bbox="683 734 1720 1161"> <thead> <tr> <th colspan="2" data-bbox="683 734 1720 826">Villages – Housing Allocation 2012-2031 (10 or more dwellings)</th> </tr> </thead> <tbody> <tr> <td data-bbox="683 826 1659 874">Kidlington</td> <td data-bbox="1659 826 1720 874">50</td> </tr> <tr> <td data-bbox="683 874 1659 954">Adderbury, Ambrosden, Chesterton, Deddington, Launton, Hook Norton</td> <td data-bbox="1659 874 1720 954">25 2</td> </tr> <tr> <td data-bbox="683 954 1659 1074">Aincott, Bletchington, Bloxham, Bodicote, Cropredy, Finmore, Fringford, Fritwell, Kirtlington, Middleton Stoney, Milcombe, Sibford Gower / Sibford Ferris, Steeple Aston, Weston on the Green, Wroxton, Yarnton</td> <td data-bbox="1659 954 1720 1074">96</td> </tr> <tr> <td data-bbox="683 1074 1659 1161">Total</td> <td data-bbox="1659 1074 1720 1161">39 8</td> </tr> </tbody> </table> <p>A total of 750 homes will be delivered at Category A villages. This will be in addition to the rural allowance for small site ‘windfalls’ and planning permissions for 10 or more dwellings as at 31 March 2014.</p> <p>Sites will be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable, and through the</p>	Villages – Housing Allocation 2012-2031 (10 or more dwellings)		Kidlington	50	Adderbury, Ambrosden, Chesterton, Deddington, Launton, Hook Norton	25 2	Aincott, Bletchington, Bloxham, Bodicote, Cropredy, Finmore, Fringford, Fritwell, Kirtlington, Middleton Stoney, Milcombe, Sibford Gower / Sibford Ferris, Steeple Aston, Weston on the Green, Wroxton, Yarnton	96	Total	39 8	To boost housing supply to meet the new objectively assessed need	Cherwell District Council
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Total	39 8														

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>determination of applications for planning permission.</p> <p>In identifying and considering sites, particular regard will be given to the following criteria:</p> <ul style="list-style-type: none"> - whether the land has been previously developed land or is of lesser environmental value; - whether significant adverse impact on heritage or wildlife assets could be avoided - whether development would contribute in enhancing the built environment - whether best and most versatile agricultural land could be avoided - whether significant adverse landscape and impacts could be avoided - whether satisfactory vehicular and pedestrian access/egress could be provided - whether site is well located to services and facilities - whether necessary infrastructure could be provided - whether land considered for allocation is deliverable now or whether there is a reasonable prospect that it could be developed within the plan period - whether land the subject of an application for planning permission could be delivered within the next five years. 		
148	179	<p>Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford</p> <p>New para C.252a</p>	<p>Add new paragraph following C.252:-</p> <p>The airbase is located at the top of a plateau and is set within otherwise open countryside. Land to the west falls sharply to the Cherwell valley and Oxford Canal (the Canal itself has been designated as a Conservation Area). The Grade I listed Rousham Park is located in the valley to the south west of the site. The Rousham, Lower Heyford and Upper Heyford Conservation Area adjoins the airbase site, whilst the airbase itself has been designated as a Conservation Area in view of the national importance of the site and the significant heritage interest.</p>	To fully reflect constraints relating to the site	Cherwell District Council

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149	179	Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford C.253	Update text as follows:- <u>In view of this heritage interest, the whole site has been designated as a Conservation Area.</u> There are a number of Scheduled Ancient Monuments, listed buildings, and non designated heritage assets <u>of national importance</u> on site, <u>as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area,</u> and much of the airfield is of ecological importance <u>including a Local Wildlife Site (recently extended in area).</u> The site has been divided into three main functional character areas: the main flying field and a technical site to the north of Camp Road and the residential area that is mainly to the south of Camp Road <u>which itself consists of five distinctive character areas reflecting different functions and historic periods of construction. The flying field represents the core area of historic significance, and is of national significance due to its cold war associations.</u>	To fully reflect constraints relating to the site	Cherwell District Council
150	179	Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford C.254	Update text as follows:- The site <u>was previously is</u> subject to a policy from the Oxfordshire Structure Plan 2016 (Policy H2) which was saved by the South East Plan and retained upon the South East Plan's revocation. <u>Policy Villages 5 below replaces Policy H2 in guiding the future redevelopment of the site. A Revised Comprehensive Planning Brief to guide the future redevelopment of the site was adopted by the Council as an SPD in 2007.</u>	Clarification	Cherwell District Council
151	179	Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	Update text as follows:- Since the airbase closed in 1994 temporary planning permissions <u>were have been</u> granted for the reuse of a large number of the buildings on the site. At present there are just over 300 residential dwellings on the site, the majority of which are rented. Buildings used for employment purposes provide around 1000 jobs. The Cherwell Innovation Centre is also located on the site, providing	To more fully reflect existing uses on the site	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		C.255	serviced offices and flexible office space, lab space, and meeting rooms. The Centre is home to a large number of science, technology and knowledge-based businesses. <u>Paragon Fleet Solutions operate on a large part of the former airbase, undertaking office, technical and transport related activities centred around 'car processing'.</u>		
152	179	Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford C.256	<p>Update text as follows:-</p> <p>Over the last 10 years numerous applications have been made seeking permission to either develop the whole site or large parts of it and <u>a numbermany</u> have gone to appeal. The most significant application proposed a new settlement of 1,075 dwellings (gross), together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure for the entire site. Following a major public inquiry in 2008 the Council received the appeal decision from the Secretary of State in January 2010. demonstrating the significant environmental and heritage constraints and the complexities of the site. A number of matters raised in the 2008 public inquiry is set out in the appeal decision from the Secretary of State in January 2010 remain relevant to the consideration of the scale, location and type of development that can take place at Upper Heyford including:</p> <ul style="list-style-type: none"> <u>• the delivery of the required balance of historical/cultural objectives, environmental improvements, ecological benefits and public access;</u> <u>• whether the scale, type and location of employment and storage proposed for the Flying Field would harm the character of the Conservation Area and setting of Listed Buildings;</u> <u>• the extent of demolition/reuse of historic buildings on the site</u> <u>• whether adequate opportunities for travel other than by private car would be delivered;</u> <u>• whether adequate infrastructure could be delivered; and</u> 	To more fully reflect constraints relating to the site	Cherwell District Council

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			<ul style="list-style-type: none"> <u>whether a comprehensive and lasting approach to the whole site could be delivered.</u> <p>The appeal was allowed, subject to conditions, together with 24 conservation area consents that permitted demolition of buildings on the site including 244 dwellings. More recently, and following a change of ownership of the site, a new outline permission <u>w</u>as has been granted in 2011 for a revised scheme focusing on the settlement area only. A new masterplan was produced in which the same numbers of dwellings <u>w</u>e are proposed with the majority of the existing units retained but the development area extends further westwards.</p>		
153	180	Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford C.257	<p>Delete paragraph:-</p> <p>The 2010 permission granted consent for some of the many commercial uses already operating on temporary consents on the site. However no new build development has yet taken place nor has any part of the permitted residential development commenced. This site is therefore allocated in this Local Plan as a means of securing the delivery of a lasting arrangement on this large scale brownfield site, which reflects the exceptional nature of the site. As the former RAF Upper Heyford has planning permission for limited redevelopment, it represents a permitted strategic housing site which, together with its existing employment activity (nearly 1,000 jobs), provides it with potential to be a self-contained development.</p>	Recommended by the Inspector	Cherwell District Council
154	180	Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	<p>Add new paragraph following C.257:-</p> <p>The<u>is</u> site is therefore allocated in this Local Plan as a means of securing the delivery of a lasting arrangement on this <u>exceptional</u> large scale brownfield site, <u>which reflects the exceptional nature of the site, whilst additional greenfield land is now allocated in the context of meeting the full objectively assessed housing needs of the district by realising the opportunities presented by the development</u></p>	To boost housing supply to meet the new objectively assessed need	Cherwell District Council

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		New para' C.258	of this new settlement. The former airbase site currently has planning permission for a new settlement of some 1075 homes (gross), and Policy Villages 5 provides for additional development through a combination of the intensification of the density of development proposed on the less sensitive previously developed parts of the site, and new, limited, greenfield development around the main airbase site in locations that will be complementary to the approved development. The additional development areas are shown on inset map Policy Villages 5. The policy allows for residential development focused to the south of the flying field, avoiding the most historically significant and sensitive parts of the site, and on limited greenfield land to the south of Camp Road (and one greenfield area to the north of Camp Road, east of Larsen Road). Given the rural and isolated location of the settlement, and its significant heritage interest, securing adequate transport arrangements and funding the necessary mitigation of transport and heritage impacts will be of particular importance, whilst Policy Villages 5 also makes provisions relating to the importance of high quality design to reflect the distinctive character areas of the site.		
155	180	Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford New para' C.259	Add new paragraph following C.258:- A comprehensive approach will be required and it will be necessary to demonstrate how the additional land identified can be satisfactorily integrated with the approved development. The additional land will not be permitted to be developed independently of the main development and infrastructure contributions will be expected for the wider scheme.	Clarification	Cherwell District Council
156	180	Our Villages and Rural Areas: Policy	Add new paragraph following C.259:- Consultation with English Heritage will required in formulating specific	Clarification	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		<p>Villages 5: Former RAF Upper Heyford</p> <p>New para' C.260</p>	<p>development proposals for the site, whilst regard should also be had to the following documents in preparing any such scheme:</p> <ul style="list-style-type: none"> • Former RAF Upper Heyford Landscape Capacity and Sensitivity Assessment (2014) • Former RAF Upper Heyford Urban Capacity Assessment (2014) • The 2014 Strategic Housing Land Availability Assessment • The approved masterplan for the site approved in 2011 • RAF Upper Heyford Revised Comprehensive Planning Brief SPD (2007) • Former RAF Upper Heyford Conservation Area Appraisal (2006) • Former RAF Upper Heyford Landscape Character Assessment of the Airbase South of the Cold War Zone (2006) • Former RAF Upper Heyford Conservation Plan (2005) • Former RAF Upper Heyford Landscape and Visual Impact and Masterplan Report (2004) • Restoration of Upper Heyford Airbase – A Landscape Impact Assessment (1997) 		
157	180	<p>Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford</p> <p>Policy Villages 5: Former RAF Upper Heyford</p>	<p>Amend policy as follows:-</p> <p>Former RAF Upper Heyford</p> <p>Development Area: 500520 ha</p> <p>Development Description: This site will provide for a settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted) and necessary supporting infrastructure, including a primary school and appropriate community, recreational and employment opportunities, enabling environmental improvements and the heritage interest of the site as a military base with Cold War associations to be conserved, compatible with</p>	To boost housing supply to meet the new objectively assessed need within the constraints of the site, and consequential changes	Cherwell District Council

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			<p>achieving a satisfactory living environment. A comprehensive integrated approach will be expected.</p> <p>Housing</p> <ul style="list-style-type: none"> • Number of homes – approximately 1,600 (in addition to the 761 (net) already permitted • Affordable housing – at least 30% <p>Employment</p> <ul style="list-style-type: none"> • Land Area – approx 120,000 sq.metressq. Metres • Jobs created – approx 1500 • Use classes – B1, B2, B8 • Any additional employment opportunities further to existing consent to be accommodated primarily within existing buildings within the overall site where appropriate or on limited greenfield land to the south of Camp Road. <p>Infrastructure Needs</p> <p>All development proposals will be expected to contribute as necessary towards the delivery of infrastructure provision through onsite provision or an appropriate off-site financial contribution towards provision elsewhere in the wider site allocation, including the following:</p> <ul style="list-style-type: none"> • Education – contributions to primary and secondary school place provision • Health – contributions required to health care provision • Open Space – sports pitches, sports pavilion, play areas, indoor sport provision 		

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			<ul style="list-style-type: none"> • Community Facilities – nursery, community hall, local centre/hotel, education provision, a neighbourhood police facility • Access and Movement – transport contributions and sustainable travel measures as detailed below, countryside access measures, fencing along the boundary of the new settlement and the Flying Field • Utilities – contamination remediation. Improvements to the water supply and sewerage network, as well as other utilities, may be required. <p>Key site specific design and place shaping principles:</p> <ul style="list-style-type: none"> • Proposals must demonstrate that the conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the whole of the site identified as Policy Villages 5former airbase in association with the provision of the settlement • In order to avoid development on the most historically significant and sensitive parts of the site, new development is to be focused to the south of the flying field and on limited greenfield land to the south of Camp Road (and one greenfield area to the north of Camp Road, east of Larsen Road). • The release of greenfield land within the allocated site Policy Villages 5 will not be allowed to compromise the necessary environmental improvements and conservation of heritage interest of the wider site. • The settlement should be designed to encourage walking, cycling and use of public transport rather than travel by private car, with the provision of footpaths and cycleways that link to existing networks. Improved access to public transport will be required including considering the provision of linkages between the site and the train station at Lower Heyford • Development should accord with Policy ESD 16 and include layouts that maximise the potential for walkable neighbourhoods with a legible 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p><u>hierarchy of routes</u></p> <ul style="list-style-type: none"> • <u>Retention and enhancement of existing Public Rights of Way, and the provision of links from the development to the wider Public Rights of Way network</u> • <u>Layouts should enable a high degree of integration with development areas within the Policy Villages 5 allocation, with connectivity between new and existing communities</u> • <u>and measures to minimise the impact of traffic generated by the development on the surrounding road network will be required through funding and/or physical works, including to any necessary capacity improvements around Junction 10 of the M40, and to the rural road network to the west of the site and around Middleton Stoney including traffic calming and management measures.</u> • <u>Development should provide for good accessibility to public transport services and a plan for public transport provision should accompany any planning application</u> • <u>Design and layout should reflect the management and mitigation of noise impacts associated with the development</u> • A Travel Plan should accompany any development proposals • The construction of the settlement on the former technical core and residential areas should retain buildings, structures, spaces and trees that contribute to the character and appearance of the site and integrate them into a high quality place that creates a satisfactory living environment. • Integration of the new community into the surrounding network of settlements by reopening historic routes and encouraging travel by means other than private car as far as possible • The preservation of the stark functional character and appearance of the flying field beyond the settlement area, including the retention of buildings of national interest which contribute to the area's character (with limited, fully justified exceptions) and sufficient low key re-use of 		

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			<p>these to enable appropriate management of this area.</p> <ul style="list-style-type: none"> • The achievement of environmental improvements within the site and of views to it including the removal of buildings and structures that do not make a positive contribution to the special character or which are justified on the grounds of adverse visual impact, including in proximity to the proposed settlement, together with limited appropriate landscape mitigation, and reopening of historic routes. • The conservation and enhancement of the ecological interest of the Flying Field through appropriate management and submission of an Ecological Mitigation and Management Plan, with biodiversity preserved and enhanced across the site identified as Policy Villages 5, and wildlife corridors enhanced, restored or created, including the provision for habitat for great crested newts and ground nesting birds in particular. A net gain in biodiversity will be sought. • Development should protect and enhance the Local Wildlife Site (including the new extension to the south) • Visitor access, controlled where necessary, to (and providing for interpretation of) the historic and ecological assets of the site • Provision of a range of high quality employment opportunities, capable of being integrated into the fabric of the settlement, and providing that the use would not adversely affect residents or other businesses and would not have an unacceptable impact on the surrounding landscape, historic interest of the site, or on nearby villages • New and retained employment buildings should make a positive contribution to the character and appearance of the area and should be located and laid out to integrate into the structure of the settlement • A full arboricultural survey should be undertaken to inform the masterplan, incorporating as many trees as possible and reinforcing the planting structure where required • New development should reflect high quality design that responds to the established character of the distinct character areas where this would 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<p>preserve or enhance the appearance of the Former RAF Upper Heyford Conservation Area</p> <ul style="list-style-type: none"> • New development should also preserve or enhance the character and appearance of the Rousham, Lower Heyford and Upper Heyford Conservation Area, as well as the Oxford Canal Conservation Area, and their settings • Development on greenfield land within Policy Villages 5 should provide for a well-designed, 'soft' approach to the urban edge, with appropriate boundary treatments • Management of the Flying Field should preserve the Cold War character of this part of the site, and allow for public access. New built development on the Flying Field will be resisted should be restricted to preserve the character of the area • Development proposals should be informed by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment • Proposals should demonstrate an overall management approach for the whole site • A neighbourhood centre or hub should be established at the heart of the settlement to comprise a primary school and nursery facilities, community hall, place of worship, shops, public house, restaurant, and social and health care facilities. Proposals should also provide for a heritage centre given the historic interest and Cold War associations of the site • The removal or remediation of contamination or potential sources of contamination will be required across the whole site • The scale and massing of new buildings should respect their context. Building materials should reflect the locally distinctive colour palette and respond to the materials of the retained buildings within their character area, without this resulting in pastiche design solutions • Public art should be provided • Recycling and potential reuse of demolition materials where possible 		

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • The provision of extra care housing and the opportunity for self build affordable housing in accordance with Policies BSC 3 and BSC 4 • Public open space should be provided to form a well connected network of green areas, suitable for formal and informal recreation • Provision of Green Infrastructure links to the wider development area and open countryside • Take account of the Council's Strategic Flood Risk Assessment for the site • Provision of sustainable drainage including SuDS in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment Development should be set back from watercourses. • Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1 – 5 • Development on the site will be required to investigate the potential to make connections to and utilise heat from the Ardley Energy from Waste facility to supply the heat demands of residential and commercial development on the site • In all instances development proposals will be subject to the other appropriate development plan policies. 		
Section D: The Infrastructure Delivery Plan (IDP)					
158	185	Section D: The IDP D.21	<p>Update paragraph to reflect number of dwellings to be provided at Canalside:-</p> <p>In Banbury, the Canalside development (Policy Banbury 1: Banbury Canalside) sets out the development and infrastructure requirements for the redevelopment of the area comprising a mix of uses including up to 700⁹⁵⁰ homes, retail, 15,000sqm of town centre/commercial uses, a primary school, public open space and multi storey car parks.</p>	Consequential amendment	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
159	185	Section D: The IDP D.22	<p>Update paragraph to reflect number of dwellings to be provided at North West Bicester:-</p> <p>In Bicester, the NW Bicester eco-town proposals (Policy Bicester 1: North West Bicester Eco-Town) involving the development of 5,000<u>6,000</u> homes and jobs requires schools, 40% open space, sustainable transport, community facilities, local shops and services, energy and waste facilities.</p>	Consequential amendment to reflect amended policy	Cherwell District Council
160	185	Section D: The IDP D.22a	<p>Update paragraph to reflect amended Policy Villages 5 on Former RAF Upper Heyford:-</p> <p>The Local Plan does not allocate specific sites for growth within the rural areas, <u>other than making an allocation for a new settlement at the Former RAF Upper Heyford</u>, but contains strategic policies for the distribution of growth. Policy Kidlington 1 identifies small scale Green Belt review at Kidlington and Begbroke for employment purposes (<u>whilst Policy ESD 14 acknowledges that a small scale Green Belt review of the boundaries around Kidlington may be required as part of Local Plan Part 2, to accommodate the village's local housing need</u>) and Policy Kidlington 2 aims to strengthen Kidlington's village centre. These policies are important to attract investment.</p>	Consequential amendment to reflect amended policy	Cherwell District Council
161	186	Section D: The IDP D.22c	<p>Update bullet points to reflect new policies and amended numbers of dwellings on sites:-</p> <p>Overview of Future Growth in Bicester 2006<u>2011</u>-2031:</p> <ul style="list-style-type: none"> • NW Bicester Eco town of 65,000 homes and jobs with 40% open space (3,293<u>4,793</u> expected to be delivered by 2031) • Graven Hill, 2,100<u>4,900</u> homes, logistics and distribution hub • Land at Bure Place, Town Centre Redevelopment (Phase 2) • Extension to Bicester Town Centre (Area of Search) • SW Bicester Phase 1 1,462<u>4,634</u> homes and 726<u>650</u> homes at Phase 2 • South East Bicester 1,500<u>400</u> homes 	To boost housing supply to meet the new objectively assessed need	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> • Bicester Business Park • Employment land at Bicester Gateway • North East Bicester Business Park • Tourism-led development at Former RAF Bicester • Gavray Drive 300 homes • New Cemetery 		
162	186	Section D: The IDP D.22c	<p>Update bullet points to reflect new policies and amended numbers of dwellings on sites:-</p> <p>Overview of Future Growth in Banbury 20062011-2031:</p> <ul style="list-style-type: none"> • Bankside Phase 1, 600400 homes at Phase 2 • Canalside, including 700950 homes, retail, office and leisure uses • West of Bretch Hill, 400 homes • North of Hanwell Fields 54400 homes • Southam Road, Banbury 600 homes • Employment Land West of M40 • Relocation of Banbury United Football Club • Extended town centre (Area of Search) • Retail and other mixed uses at Bolton Road, Spiceball Development Area • Land at Bolton Road, 200 homes, retail and other mixed uses • Retail and other mixed uses at Spiceball Development Area • Bretch Hill Regeneration Area • Cherwell Country Park • Bankside Community Park • Employment land North East of Junction 11 • South of Salt Way East, 1345 homes • South of Salt Way West, 150 homes • Land at Drayton Lodge Farm, 250 homes 	To boost housing supply to meet the new objectively assessed need	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
			<ul style="list-style-type: none"> Land at Higham Way, 150 homes 		
163	187	Section D: The IDP D.22c	<p>Update bullet points to reflect new policies and amended numbers of dwellings on sites:-</p> <p>Overview of Future Growth in Kidlington and rural areas 20112006-2031:</p> <ul style="list-style-type: none"> Accommodating High Value Employment Needs: Langford Lane/London-Oxford Airport; Oxford Technology Park and Begbroke Science Park (subject to small scale Green Belt review) Kidlington Village Centre Allocation for 2,361 homes (in total, including 761 already consented) 3,902 homes, 50 at Kidlington and 761 at Former RAF Upper Heyford; 750 across the rural areas and Kidlington. The specific sites to be identified in the Local Plan Part 2 Local Neighbourhoods documents and Neighbourhood Plans when developed. 	To boost housing supply to meet the new objectively assessed need	Cherwell District Council
Section E: Monitoring and Delivery of the Local Plan					
164	190	Section E: Monitoring and Delivery E.11	<p>Update paragraph to refer to new NPPG. Add text to paragraph to provide further detail on the monitoring of housing land supply:-</p> <p>Housing delivery will be monitored to ensure that the projected housing delivery is achieved. The district is required by the NPPF and the NPPG to maintain a continuous five year supply of deliverable (available, suitable and achievable) sites as well as meeting its overall housing requirement. The District must also provide an additional buffer of 5% on top of its five year land supply delivery requirement. This increases to 20% where there has been a record of persistent under delivery. The Council's housing land supply position will be formally reported and comprehensively reviewed on an at least annual basis in the monitoring report. Updates to the housing land supply position will be undertaken during the year should there be a significant change in circumstances to the District's housing land supply position.</p>	Strengthening of the monitoring, review and delivery provisions	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
165	190	Section E: Monitoring and Delivery E.12	Add text to provide further detail on the delivery of the dwellings allocated in the Local Plan and shown in the Housing Trajectory:- (Para' deleted) This Local Plan allocates strategic sites for development. The non strategic sites required to accommodate the remainder of the development identified in the Housing Trajectory will either be allocated in the Local Plan Part 2 or in Neighbourhood Plans, or will be identified through the determination of applications for planning permission. The Council will regularly review its Strategic Housing Land Availability Assessment to ensure there is sufficient potential supply.	Strengthening of the monitoring, review and delivery provisions	Cherwell District Council
166	192	Section E: Monitoring and Delivery E.22	Add text to provide further detail on the delivery of the dwellings allocated in the Local Plan and shown in the Housing Trajectory:- If the supply of deliverable housing land drops to five years or below and where the Council is unable to rectify this within the next monitoring year there may be a need for the early release of sites identified within this strategy or the release of additional land. This will be informed by annual reviews of the Strategic Housing Land Availability Assessment.	Strengthening of the monitoring, review and delivery provisions	Cherwell District Council
167	193	Section E: Monitoring and Delivery Table 15	Modified and updated Table 15: Housing Trajectory	Revised housing provision	Cherwell District Council
168	195	Section E: Monitoring and Delivery Table 16	Modified and updated Table 16: Employment Trajectory	Recommended by Inspector. Due to increased	Cherwell District Council

LOCAL PLAN HOUSING TRAJECTORY 2011-2031

	Completions 2011-2014	Permissions Granted at 31 March 2014	Local Plan: New Allocation 2014-2031	Total Projected Supply 2014- 2031	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Plan Period Total Supply 2011-2031
Bicester																						
North West Bicester (Bicester 1)	0	393	2900	3293	71	143	179	210	210	210	210	210	210	210	210	210	210	200	200	200	200	3293
Graven Hill (Bicester 2)	0	0	2100	2100	0	0	50	150	200	200	200	200	200	200	200	150	100	100	100	50	0	2100
South West Bicester Phase 1	280	1362	100	1462	136	200	200	200	200	200	200	126	0	0	0	0	0	0	0	0	0	1742
South West Bicester Phase 2 (Bicester 3)	0	0	726	726	0	0	70	70	70	70	140	140	90	76	0	0	0	0	0	0	0	726
South East Bicester (Bicester 12)	0	0	1500	1500	0	0	50	150	150	150	150	150	150	150	150	100	0	0	0	0	0	1500
Gavray Drive (Bicester 13)	0	0	300	300	0	0	50	125	125	0	0	0	0	0	0	0	0	0	0	0	0	300
Talisman Road (approved site)	0	125	0	125	20	45	40	20	0	0	0	0	0	0	0	0	0	0	0	0	0	125
Other sites - 10 or more dwellings	48	54	100	154	12	12	10	10	10	10	10	10	10	10	10	10	10	10	10	0	0	202
Windfall sites - less than 10 dwellings	37	71	104	104	8	8	8	8	8	8	8	8	8	4	4	4	4	4	4	4	4	141
Sub-Total	365	2005	7830	9764	247	408	657	943	973	848	918	844	668	650	574	524	424	314	314	254	204	10129
Banbury																						
Canalside (Banbury 1)	0	0	700	700	0	0	0	0	0	50	50	100	100	100	100	100	100	0	0	0	0	700
Southam Road (Banbury 2)	0	600	0	600	0	145	150	150	155	0	0	0	0	0	0	0	0	0	0	0	0	600
West of Bretch Hill (Banbury 3)	0	0	400	400	0	50	120	120	110	0	0	0	0	0	0	0	0	0	0	0	0	400
Bankside Phase 1	8	1082	0	1082	50	150	150	150	150	150	100	100	82	0	0	0	0	0	0	0	0	1090
Bankside Phase 2 (Banbury 4)	0	0	600	600	0	0	0	0	0	0	50	100	100	100	100	100	50	0	0	0	0	600
North of Hanwell Fields (Banbury 5)	0	0	544	544	0	75	125	125	75	84	60	0	0	0	0	0	0	0	0	0	0	544
Bolton Road (Banbury 8)	0	0	200	200	0	0	0	75	75	50	0	0	0	0	0	0	0	0	0	0	0	200
South of Salt Way - West (Banbury 16)	0	0	150	150	0	0	50	100	0	0	0	0	0	0	0	0	0	0	0	0	0	150
South of Salt Way - East (Banbury 17)	0	145	1200	1345	0	40	55	50	100	100	100	100	150	100	100	100	100	100	100	0	0	1345
West of Warwick Road	0	300	0	300	0	50	90	90	70	0	0	0	0	0	0	0	0	0	0	0	0	300
Drayton Lodge Farm (Banbury 18)	0	0	250	250	0	0	0	50	75	100	25	0	0	0	0	0	0	0	0	0	0	250
Higham Way (Banbury 19)	0	0	150	150	0	0	25	100	25	0	0	0	0	0	0	0	0	0	0	0	0	150
Other sites - 10 or more dwellings	105	219	150	369	22	22	22	22	22	22	22	22	22	22	22	22	21	21	21	21	21	474
Windfall sites - less than 10 dwellings	100	156	416	416	32	32	32	32	32	32	32	32	32	16	16	16	16	16	16	16	16	516
Sub-Total	213	2502	4760	7106	104	564	819	1064	889	588	439	454	486	388	338	338	287	137	137	37	37	7319
Elsewhere																						
Former RAF Upper Heyford (Villages 5)	0	761	1600	2361	50	100	150	150	150	150	150	150	150	150	150	150	150	141	140	140	140	2361
DLO Caversfield	85	111	0	111	40	40	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	196
Rural Areas (incl. Kidlington) - 10 or more dwellings	247	888	750	1638	133	130	130	130	130	130	130	100	100	100	100	75	50	50	50	50	50	1885
Windfall sites - less than 10 dwellings	196	255	754	754	58	58	58	58	58	58	58	58	58	29	29	29	29	29	29	29	29	950
Sub-Total	528	2015	3104	4864	281	328	369	338	338	338	338	308	308	279	279	254	229	220	219	219	219	5392
Grand Total	1106	6522	15694	21734	632	1300	1845	2345	2200	1774	1695	1606	1462	1317	1191	1116	940	671	670	510	460	22840

- Notes:
1. The trajectory represents the anticipated annual rate of housing delivery in the current housing market (2014). It does not preclude the earlier delivery of sites.
 2. Permissions for windfall sites - less than 10 dwellings (shown in italics) are not taken into account in figures for 'Total Projected Supply 2014-2031' nor for 'Plan Period Total Supply 2011-2031' to avoid double counting with the windfall allocation for the plan period
 3. Projections will change in the light of future monitoring.

Employment Trajectory (2011 - 2031)

	Land use allocation in the Local Plan	Total area of land covered by site Policy in the Local Plan (ha)	Area (ha) of total land allocated expected to provide for employment uses within the Plan period	Employment floorspace (sqm) expected within the Plan period and delivery date		
				2011-2016	2016-2021	2021-2031
BICESTER						
North West Bicester (Bicester 1)	Mixed Use	374	10		35,000	
Graven Hill (Bicester 2)	Mixed Use	241	26		91,000	
Bicester Business Park (Bicester 4)	Employment	29.5	29.5	103,250		
Bicester Gateway (Bicester 10)	Employment	18	18		63,000	
Land at	Employment	15	15			

North East Bicester (Bicester 11)					52,500	
South East Bicester (Bicester 12)	Mixed Use	155	40	14,000	70,000	56,000
Bicester Sub-total			138.5			
BANBURY						
Canalside (Banbury 1)	Mixed Use	tbc	tbc			
Land West of M40 (Banbury 6)	Employment	48	48		122,500	
Land north east of junction 11 (Banbury 15)	Employment	35	35		168,000	
Former SAPA site	Employment	N/A	13	45,500		
Banbury Sub-total			96			
RURAL AREAS						
Former RAF Upper	Mixed Use	520	N/A			

Heyford						
Rural areas Sub-total			N/A			
GRAND TOTALS			234.5 ha	59,500	602,000	56,000

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
				housing requirements and to cater for company demand	
Appendix 5: Maps					
169	Appendix 5: Maps	5.1 District Policies Map	Amendments as described below for Inset maps		Cherwell District Council
170	Appendix 5: Maps	5.2 Key Policies map: Bicester	Amendments as described below for Inset maps		Cherwell District Council
171	Appendix 5: Maps	5.3 Key Policies map: Banbury	Amendments as described below for Inset maps		Cherwell District Council
172	Appendix 5: Maps	5.4 Key Policies map: Kidlington	Thornbury House, Kidlington is shown as existing open space in error - correct	Clarification	Cherwell District Council
173	Appendix 5: Maps	Bicester 1 North West Bicester	Amended proposed boundary	Clarification	Cherwell District Council
174	Appendix 5: Maps	Bicester 2 Land at Graven Hill	Extension of Graven Hill allocation to the north west	Extended site	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
175	Appendix 5: Maps	Bicester 5 Strengthening Bicester Town Centre	Amended proposed boundary	Extended boundary	Cherwell District Council
176	Appendix 5: Maps	Bicester 10 Bicester Gateway	Extended site boundary	Extended site	Cherwell District Council
177	Appendix 5: Maps	Bicester 11 Employment Land at North East Bicester	Extended and amended site boundary – excluding site for a care home which is under construction	Extended site	Cherwell District Council
178	Appendix 5: Maps	Bicester 12 South East Bicester	Extended site boundary	Extended site	Cherwell District Council
179	Appendix 5:	Bicester 12 South East Bicester	Removal of area shown as Indicative safeguarding area at Wretchwick Medieval Settlement	Clarification	Cherwell District Council
180	Appendix 5: Maps	Bicester 13 Gavray Drive	New proposed site	New proposed site	Cherwell District Council
181	Appendix 5: Maps	Bicester green buffer	Extend Launton green buffer north of railway line to be consistent with boundary in Bicester Green Buffer report	To reflect updated evidence base	Cherwell District Council
182	Appendix	Bicester -	Modify boundary to exclude extended site Bicester 10 from green buffer	Extended site	Cherwell

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
	5: Maps	green buffer			District Council
183	Appendix 5: Maps	Bicester - committed site	Addition of committed housing site at DLO Caversfield	Update	Cherwell District Council
184	Appendix 5: Maps	Bicester - committed site	Addition of committed housing site at Talisman Road	Update	Cherwell District Council
185	Appendix 5: Maps	Bicester - committed site	Addition of committed Exemplar site at North West Bicester	Update	Cherwell District Council
186	Appendix 5: Maps	Banbury 1 Canalside	Amended site boundary	Clarification	Cherwell District Council
187	Appendix 5:	Banbury 2 Land at Southam Road	Amended site boundary	Clarification	Cherwell District Council
188	Appendix 5: Maps	Banbury 4 Bankside Phase 2	Amended and extended site boundary	Extended site	Cherwell District Council
189	Appendix 5: Maps	Banbury 6 Employment Land West M40	Extended site boundary	Extended site	Cherwell District Council
190	Appendix 5: Maps	Banbury 12 (Land for the Relocation of Banbury	Amended site boundary	Different site	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		United Football Club			
191	Appendix 5: Maps	Banbury 15 Employment Land NE of Junction 11	New proposed site	New proposed site	Cherwell District Council
192	Appendix 5: Maps	Banbury 16 Land South of Salt Way – West	New proposed site	New proposed site	Cherwell District Council
193	Appendix 5: Maps	Banbury 17 South of Salt Way – East	New proposed site and open space provision	New proposed site	Cherwell District Council
194	Appendix 5: Maps	Banbury 18 Land at Drayton Lodge Farm	New proposed site	New proposed site	Cherwell District Council
195	Appendix 5: Maps	Banbury 19 Land at Higham Way	New proposed site	New proposed site	Cherwell District Council
196	Appendix 5: Maps	Banbury green buffers	Exclude land at Cotefield Farm from green buffer	To reflect updated evidence base	Cherwell District Council
197	Appendix	Banbury green	Modify green buffer boundaries to exclude areas of land to be allocated as	Consequential	Cherwell

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
	5: Maps	buffers	new/extended strategic allocations as proposed modifications	change	District Council
198	Appendix 5: Maps	West of Warwick Road, Banbury	Show committed site	Update	Cherwell District Council
199	Appendix 5: Maps	Policy Villages 5: Former RAF Upper Heyford	Amend map to reflect extended site boundary and newly identified developable areas	Additional housing allocation to reflect increased housing requirement	Cherwell District Council
200	Appendix 5: Maps	Theme Map - Economy	Change Theme Map – Economy to add Category A villages	To reflect changes to Policy Villages 1	Cherwell District Council
Appendix 6: Monitoring Framework					
201	290	Appendix 6: Monitoring Framework (Theme Three)	Update monitoring indicator to reflect changes to policy:- ESD 3: % of new dwellings completed achieving water use below 110 litres/person/day Code for Sustainable Homes Levels	Consequential amendment (see Policy ESD 3)	Cherwell District Council
202	291	Appendix 6: Monitoring Framework (Theme Three)	Update monitoring indicator to reflect changes in data collection arrangements:- ESD 10: Total areas of biodiversity importance in the district Total LWS/LGS area	Updating of the Local Plan to reflect changes in data collection arrangements	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
203	291	Appendix 6: Monitoring Framework (Theme Three)	Add additional indicator for Policy ESD 10 to strengthen monitoring provisions on biodiversity:- ESD 10: Local Sites in Positive Conservation Management	Further strengthening of monitoring provisions	Cherwell District Council
204	292	Appendix 6: Monitoring Framework (Theme Three)	Update monitoring indicator to reflect changes in data collection arrangements:- ESD 11: Conservation Target Areas: Total amount of BAP Habitat within Conservation Target Areas (CTAs) Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs) Target: A net gain of relevant NERC Act Habitats in active CTAs within the District ESD 11: Biodiversity improvements achieved in Conservation Target Areas	Updating of Local Plan to reflect changes in data collection arrangements	Cherwell District Council
205	294	Appendix 6: Monitoring Framework (Bicester)	Add new row to reflect new indicator required for new policy:- Bicester 13 Gavray Drive: Housing and infrastructure completions at Gavray Drive	Consequential amendment (new site policy)	Cherwell District Council
206	295	Appendix 6: Monitoring Framework (Banbury)	Amend monitoring indicator to reflect changes to policy:- Banbury 8: Land at Bolton Road Development Area: Housing, Retail and Leisure Completions on the Bolton Road site	Consequential amendment (to reflect changes to policy)	Cherwell District Council
207	296	Appendix 6: Monitoring Framework (Banbury)	Add new row to reflect new indicator required for new policy:- Banbury 15: Employment Land NE of Junction 11: Employment and infrastructure completions at Land NE of Junction 11	Consequential amendment (to reflect new policy)	Cherwell District Council

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
208	296	Appendix 6: Monitoring Framework (Banbury)	Add new row to reflect new indicator required for new policy:- Banbury 16: Land South of Salt Way: West: Housing and infrastructure completions at Land at South of Salt Way: West	Consequential amendment (to reflect new policy)	Cherwell District Council
209	296	Appendix 6: Monitoring Framework (Banbury)	Add new row to reflect new indicator required for new policy:- Banbury 17: Land South of Salt Way (East): Housing and infrastructure completions at Land South of Salt Way (East)	Consequential amendment (to reflect new policy)	Cherwell District Council
210	296	Appendix 6: Monitoring Framework (Banbury)	Add new row to reflect new indicator required for new policy:- Banbury 18: Land at Drayton Lodge Farm: Housing and infrastructure completions at Land at Drayton Lodge Farm	Consequential amendment (to reflect new policy)	Cherwell District Council
211	296	Appendix 6: Monitoring Framework (Banbury)	Add new row to reflect new indicator required for new policy:- Banbury 19: Land at Higham Way: Housing and infrastructure completions at Land at Higham Way	Consequential amendment (to reflect new policy)	Cherwell District Council
Appendix 7: List of Replaced and Retained Saved Policies					
212	299	Appendix 7: List of Replaced and Retained Saved Policies	Amend the list of policies replacing H1 of the Adopted Local Plan 1996 to include the following:- Bicester 13 Banbury 8 Banbury 16 Banbury 17 Banbury 18 Banbury 19	Consequential amendment (to reflect new policy)	Cherwell District Council

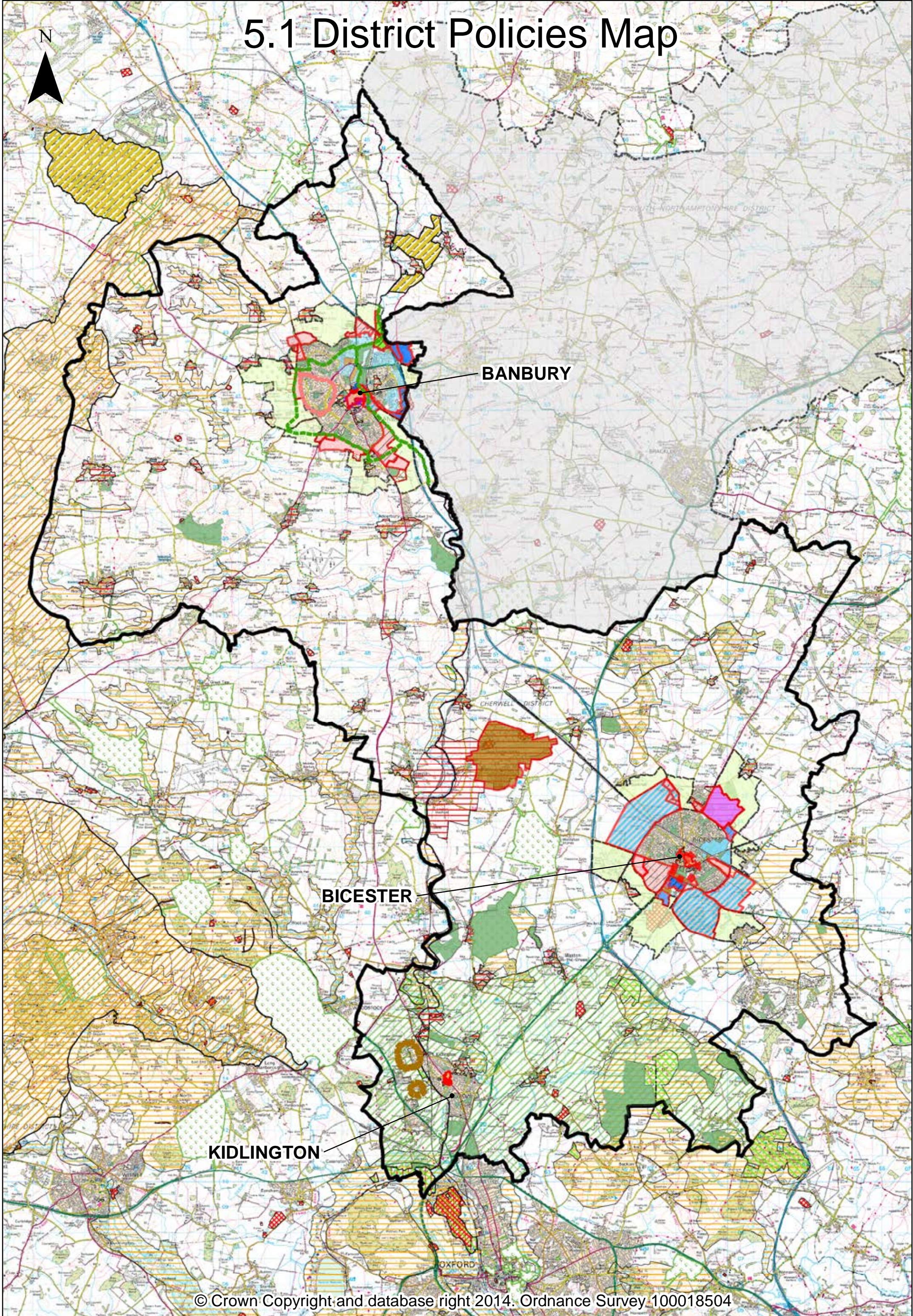
Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
213	300	Appendix 7: List of Replaced and Retained Saved Policies	Amend the list of policies replacing EMP1 of the Adopted Local Plan 1996 to include:- Banbury 15	Consequential amendment (to reflect new policy)	Cherwell District Council
214	302	Appendix 7: List of Replaced and Retained Saved Policies	Amend Policy R1 of the Adopted Local Plan 1996: 'Allocation of land for recreation use' from 'retained' to 'part replaced':- Replacement policy: Bicester 13 . Does this affect the Adopted Proposals Map 1996?: Yes	Consequential amendment (to reflect new policy)	Cherwell District Council
215	302	Appendix 7: List of Replaced and Retained Saved Policies	Amend Policy R7 of the Adopted Local Plan 1996: Protection and enhancement of the recreational roles of the Oxford Canal and Rice Cherwell':- ' superseded ' replaced	Consequential amendment (to reflect new policy)	Cherwell District Council
216	302	Appendix 7: List of Replaced and Retained Saved Policies	Amend the end column (currently blank) to show that the 1996 Proposals Map is not affected by the new policy:- Adopted Local Plan Policy R7: Does this Affect the Adopted Proposals Map 1996?: No	Consequential amendment (to reflect new policy)	Cherwell District Council
217	304	Appendix 7: List of Replaced and Retained Saved Policies	Amend the end column (currently blank) to show that the 1996 Proposals Map is affected by the new policy:- Adopted Local Plan Policy C10: Does this Affect the Adopted Proposals Map 1996?: Yes	Consequential amendment (to reflect new policy)	Cherwell District Council
218	304	Appendix 7:	Amend the end column (currently blank) to show that the 1996 Proposals Map is	Consequential	Cherwell

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
		List of Replaced and Retained Saved Policies	affected by the new policy:- Adopted Local Plan Policy C12: Does this Affect the Adopted Proposals Map 1996?: Yes	amendment (to reflect new policy)	District Council
219	304	Appendix 7: List of Replaced and Retained Saved Policies	Amend row to show that a new Local Plan policy does not replace a 1996 Local Plan policy:- Policy C18 replaced retained - Policy ESD 16 - No	Consequential amendment (to reflect new policy)	Cherwell District Council
220	304	Appendix 7: List of Replaced and Retained Saved Policies	Add a new row at the end of the table: Saved Policy of the Central Oxfordshire Local Plan (Cherwell) 1992 Policy number: GB1 Description: Development in the Green Belt Replaced or Retained: replaced Replacement Policy: ESD14 Does this Affect the Adopted proposals Map 1996? Yes	Consequential amendment (to reflect new policy)	Cherwell District Council
221	304	Appendix 7: List of Replaced and Retained Saved Policies	Add a new row at the end of the table: Saved Policy of the Oxfordshire Structure Plan 2005 Policy number: H2 Description: Upper Heyford Replaced or Retained: replaced Replacement Policy: Villages 5 Does this Affect the Adopted proposals Map 1996? Yes	Consequential amendment (to reflect new policy)	Cherwell District Council
222	307	Appendix 8: Infrastructure Delivery Plan (IDP)	See separate document	To reflect changes to the Local Plan and following discussions with stakeholders	Cherwell District Council

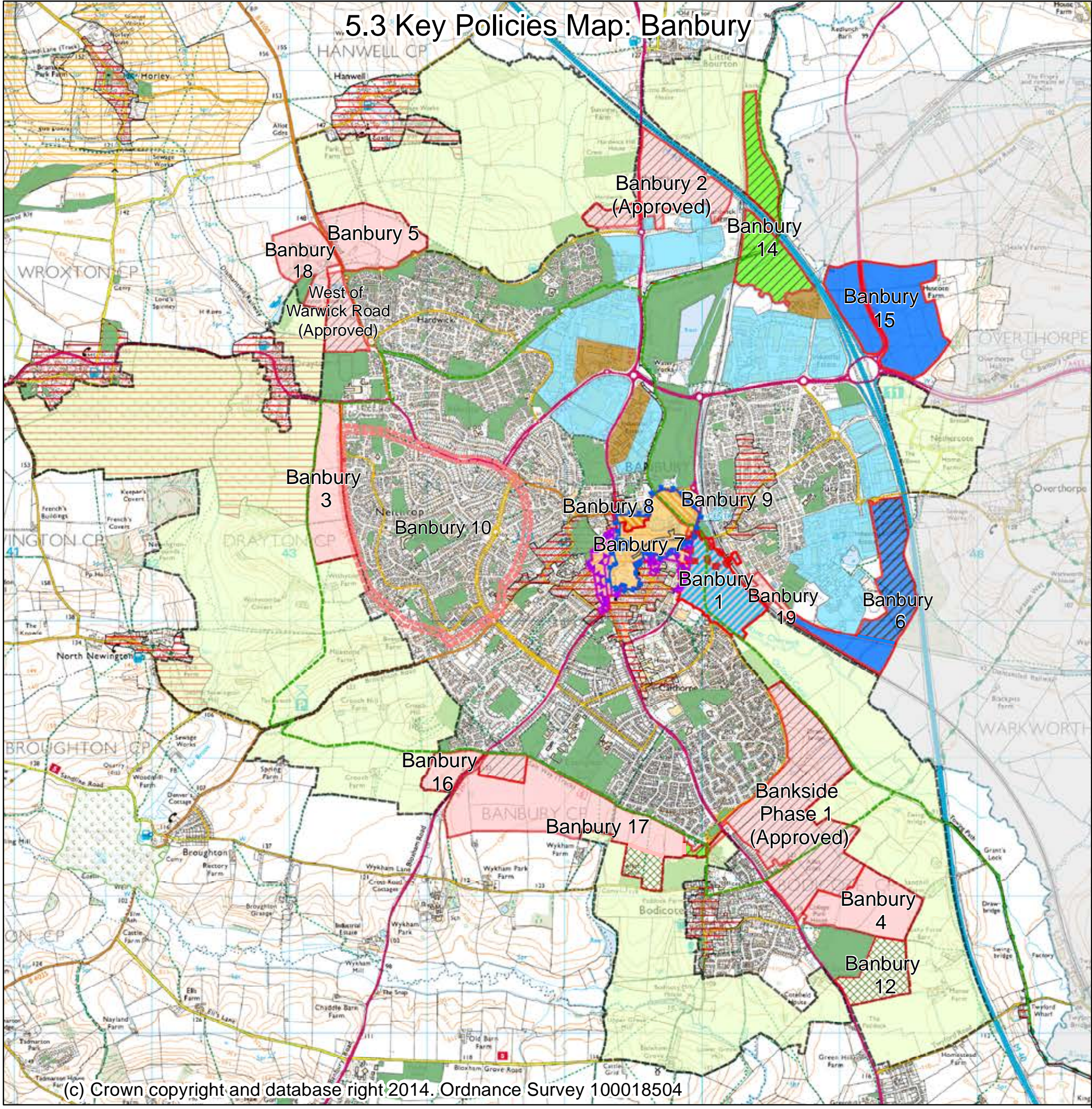
Key to District Policy Maps and Inset Maps

-  Circular Walk/Oxford Canal Trail
-  Bretch Hill Regeneration Area (Indicative)
-  Strategic Mixed Use (Housing and Employment)
-  Strategic Housing sites
-  Approved Housing Sites
-  Extended Town and Village Centres (Areas of Search)
-  New Green Space/Parks
-  Outdoor Sports Provision
-  Green Buffer
-  New Employment Sites
-  Existing Strategic Employment Sites (Indicative)
-  Bolton Road Development Area
-  Spiceball Development Area
-  Town and Village Centres
-  Existing Retail Parks (Indicative)
-  Tourism Development
-  Bure Place Redevelopment
-  Approved Employment Sites
-  Indicative location of Limited Green Belt Review
-  Former RAF Upper Heyford
-  Town Centre Commercial Area
-  Primary Shopping Frontage
-  Town Centre Shopping Area
-  South Northamptonshire
-  Existing Green Space
-  Sites of Special Scientific Interest
-  Areas of Outstanding Natural Beauty
-  Historic Parks and Gardens
-  Conservation Areas
-  Scheduled Monument
-  Registered Battlefields
-  Green Belt
-  Special Areas of Conservation
-  Conservation Target Areas

5.1 District Policies Map

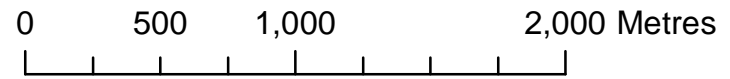


5.3 Key Policies Map: Banbury

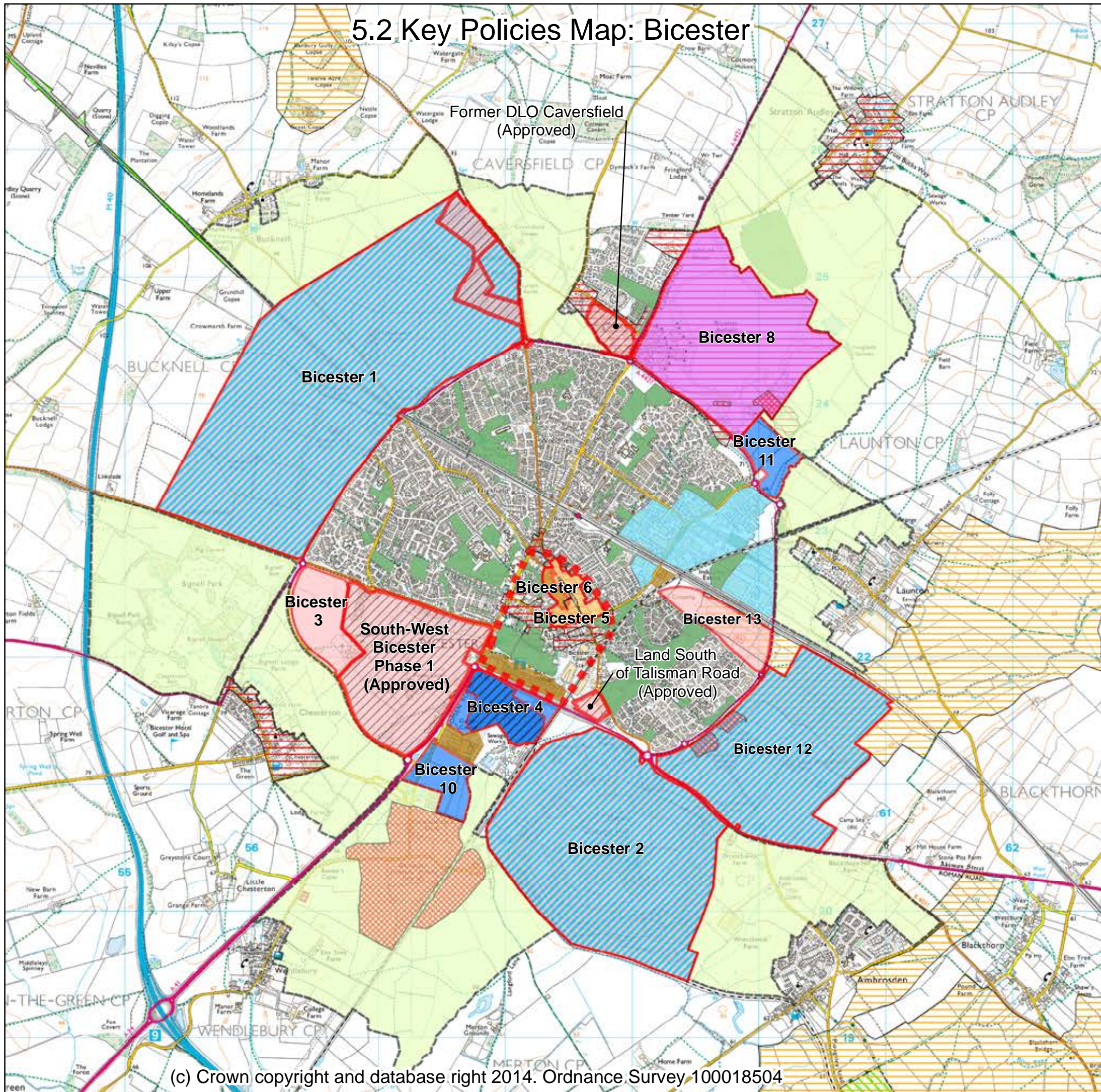


- Key**
- Town Centre Shopping Area (Extended)
 - Town Centre Commercial Area
 - Primary Shopping Frontage
 - Banbury Circular Walk/Oxford Canal Trail
 - Existing Strategic Employment Sites (Indicative)
 - New Employment Sites
 - Approved Employment Sites
 - Town Centre Extension (Area of Search)
 - Mixed Use (Housing and Employment)
 - Bolton Road Development Area
 - Spiceball Development Area
 - Expanded Town Centre
 - Existing Retail Parks
 - Strategic Housing Sites
 - Approved Housing Sites
 - New Green Space and Parks
 - Outdoor Sports Provision
 - Bretch Hill Regeneration Area (Indicative boundary)
 - Green Buffer
 - Existing Green Space
 - Conservation Target Areas
 - Conservation Areas
 - Parks and Gardens
 - Sites of Special Scientific Interest
 - South Northamptonshire

- Strategic Developments:
- 1 Banbury Canalside
 - 2 Hardwick Farm, Southam Road East and West (Approved)
 - 3 West of Bretch Hill
 - 4 Land at Bankside Phase 2
 - 5 North of Hanwell Fields
 - 6 Employment land west of M40
 - 7 Strengthening Banbury Town Centre
 - 8 Bolton Road Development Area
 - 9 Spiceball Development Area
 - 10 Bretch Hill regeneration area
 - 12 Proposed Banbury United FC relocation
 - 14 Cherwell Country Park
 - 15 Employment Land North East of Junction 11
 - 16 South of Salt Way - West
 - 17 South of Salt Way - East
 - 18 Land at Drayton Lodge Farm
 - 19 Higham Way



5.2 Key Policies Map: Bicester

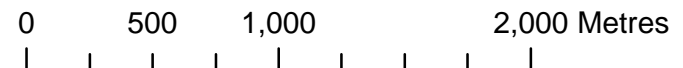


Key:

-  Primary Shopping Frontage
-  Tourism Development
-  Bure Place Redevelopment
-  Existing Town Centre
-  Town Centre Extension (Area of Search)
-  Existing Retail Parks (Indicative)
-  Approved Housing Sites
-  Mixed Use (Housing and Employment)
-  Strategic Housing Sites
-  Existing Strategic Employment Sites (Indicative)
-  Approved Employment Sites
-  New Employment Sites
-  Green Buffer
-  Existing Green Space
-  Conservation Target Areas
-  Conservation Areas
-  Scheduled Ancient Monument
-  Sites of Special Scientific Interest

Strategic Developments:

- 1 North-West Bicester: Eco-Town
- 2 Graven Hill
- 3 South-West Bicester Phase 2
- 4 Bicester Business Park
- 5 Strengthening Bicester Town Centre
- 6 Land at Bure Place Car Park
- 8 Former RAF Bicester
- 10 Bicester Gateway Business Park
- 11 Employment Land at North-East Bicester
- 12 South East Bicester
- 13 Gavray Drive



5.4 Key Policies Map: Kidlington

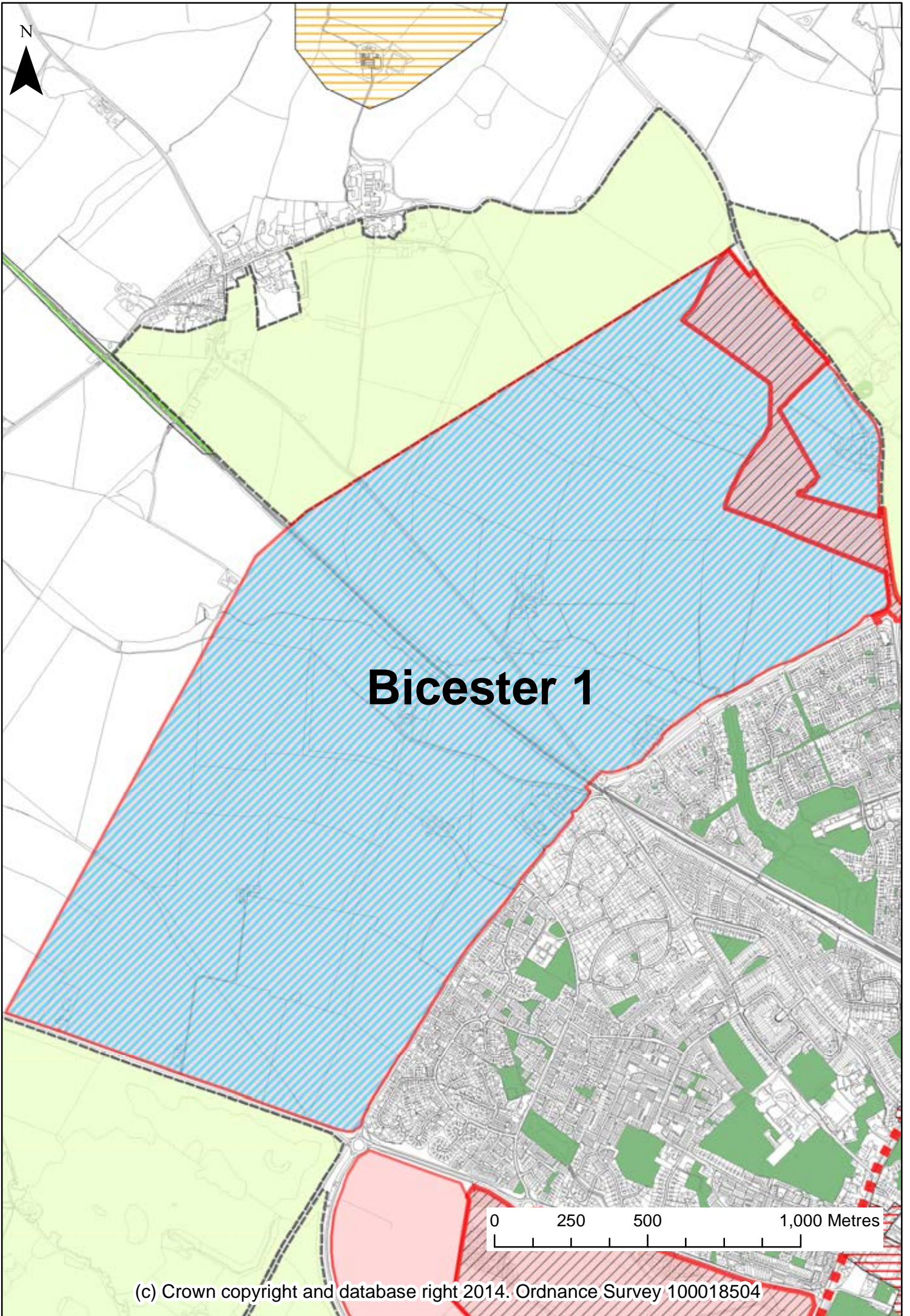


Key

- Existing Village Centre
- Strengthened and extended Village Centre
- Indicative Location of Limited Green Belt Review
- Existing Green Space
- Green Belt
- Conservation Areas
- Conservation Target Areas
- Sites of Special Scientific Interest

- Strategic Developments:
1. Accomodating Employment Needs (Area of Search):
 Kidlington 1A - Langford Lane/London Oxford Airport
 Kidlington 1B - Begbroke Science Park
 2. Strengthened and Extended Kidlington Village Centre





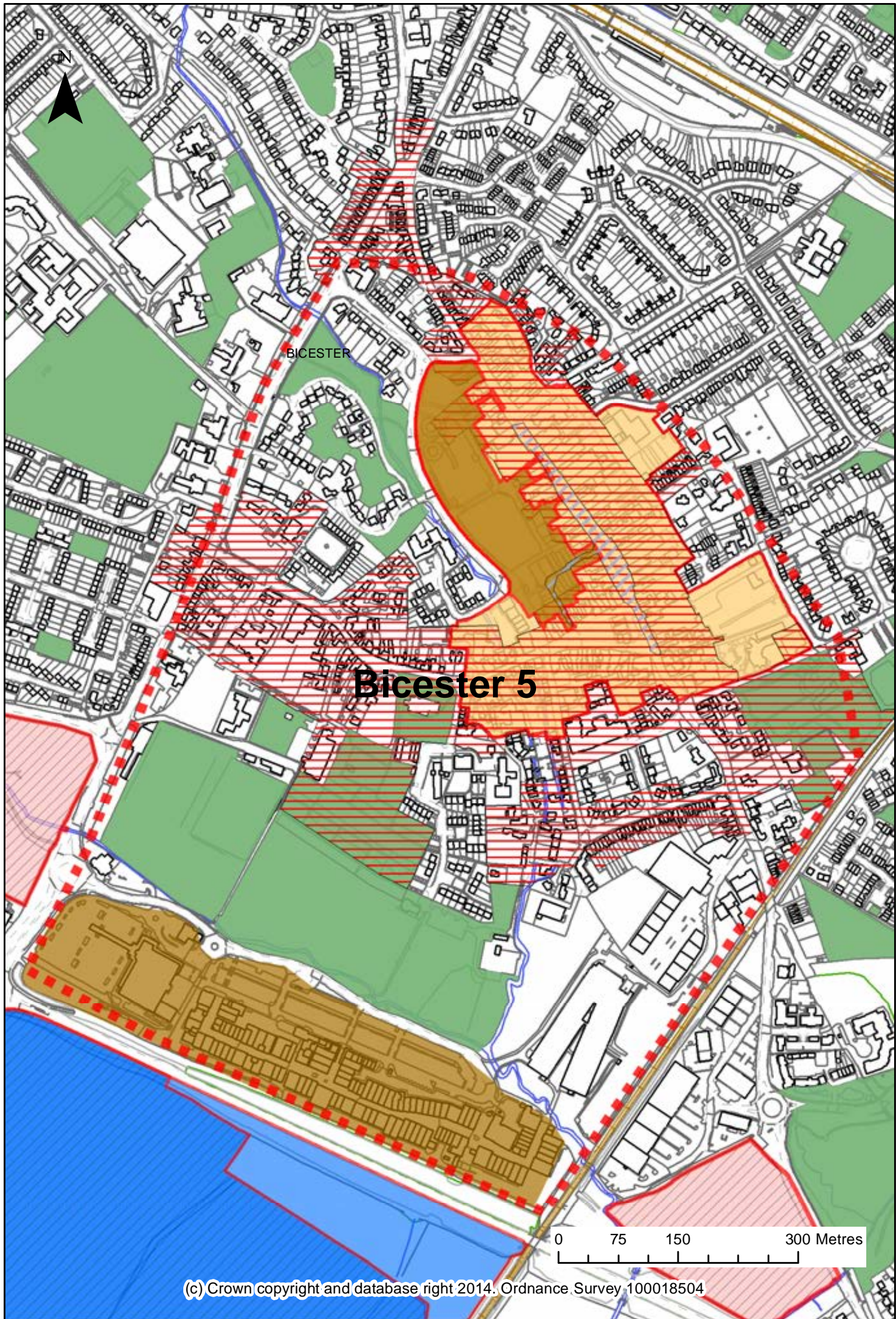
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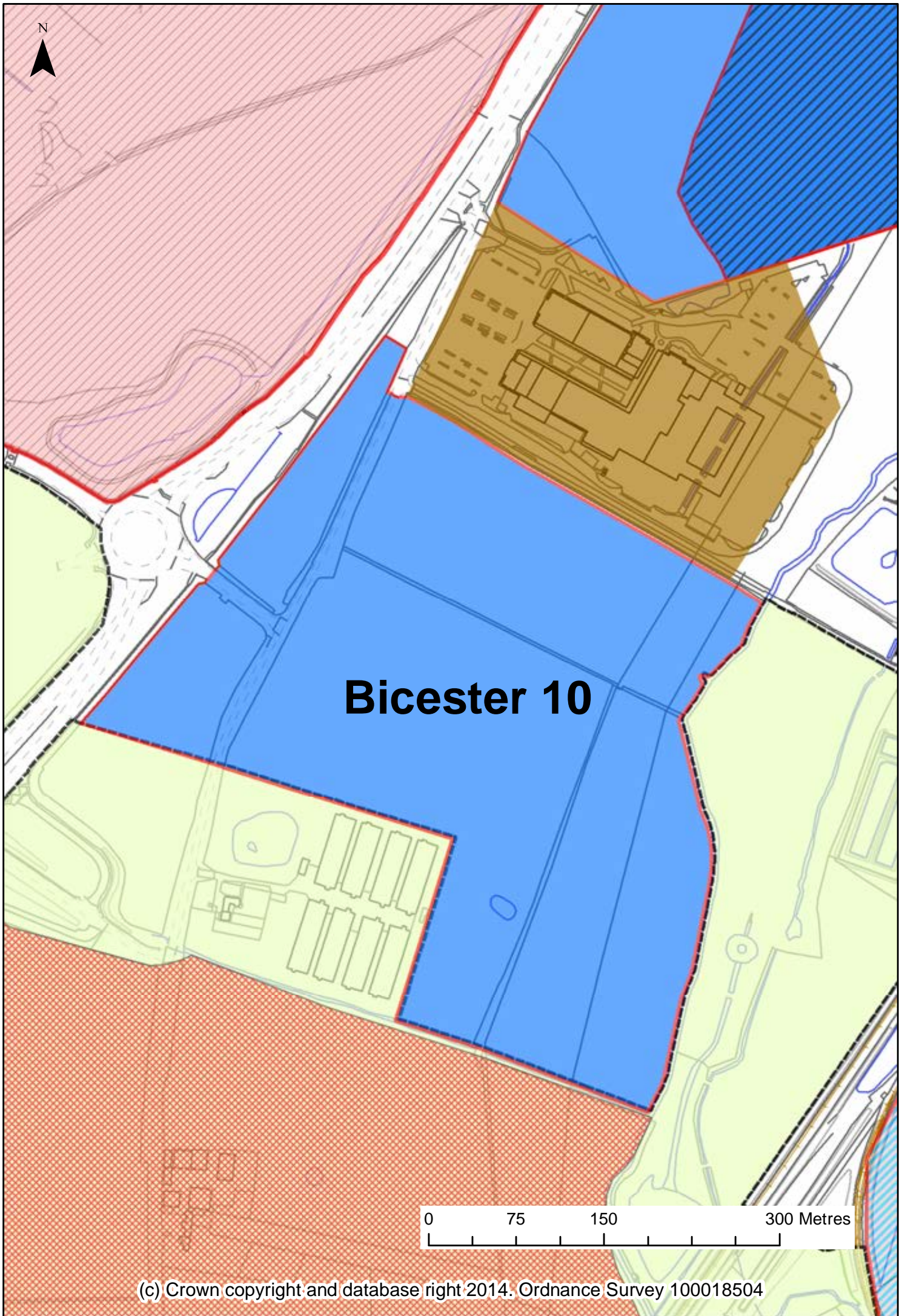
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Bicester 2

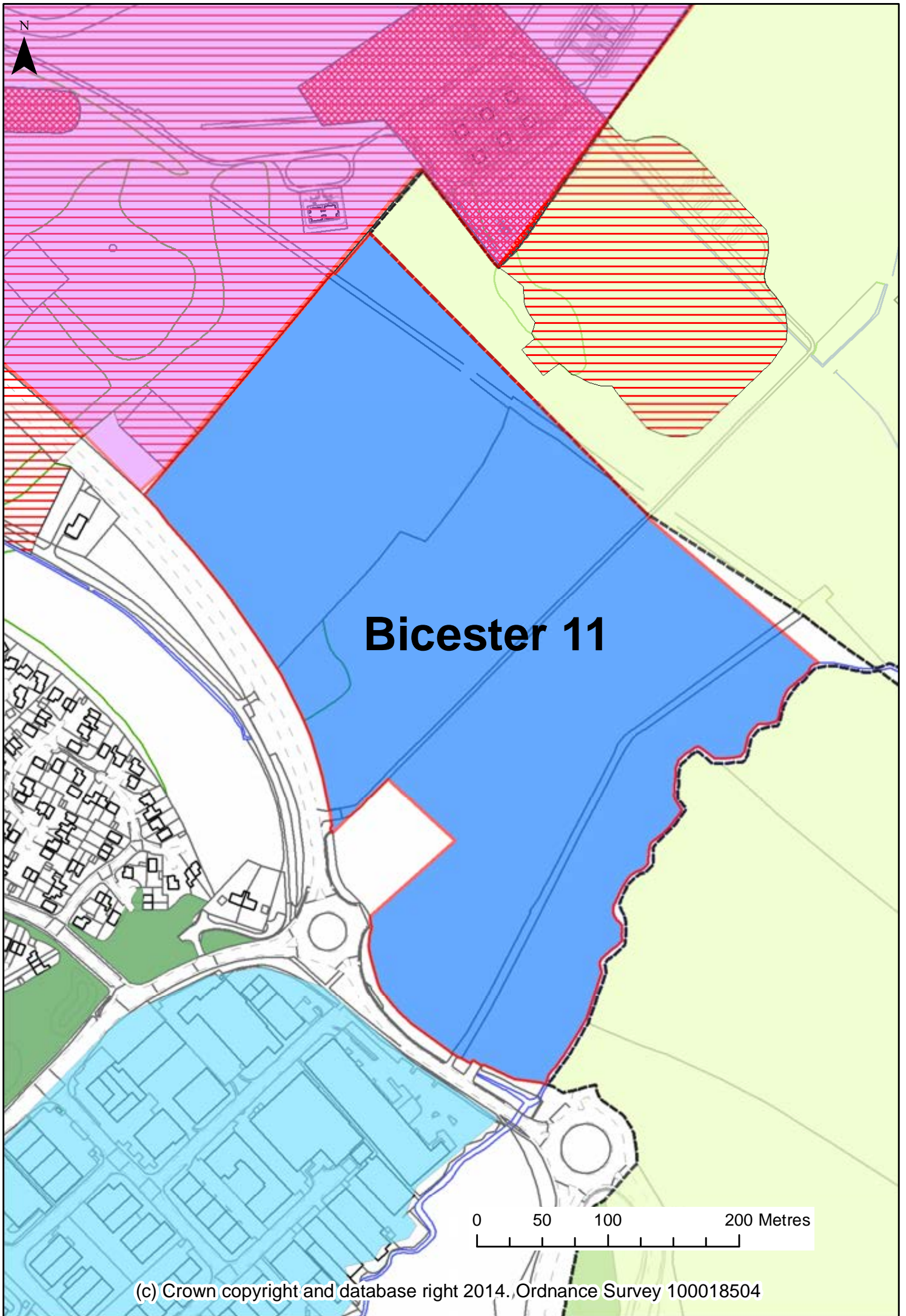
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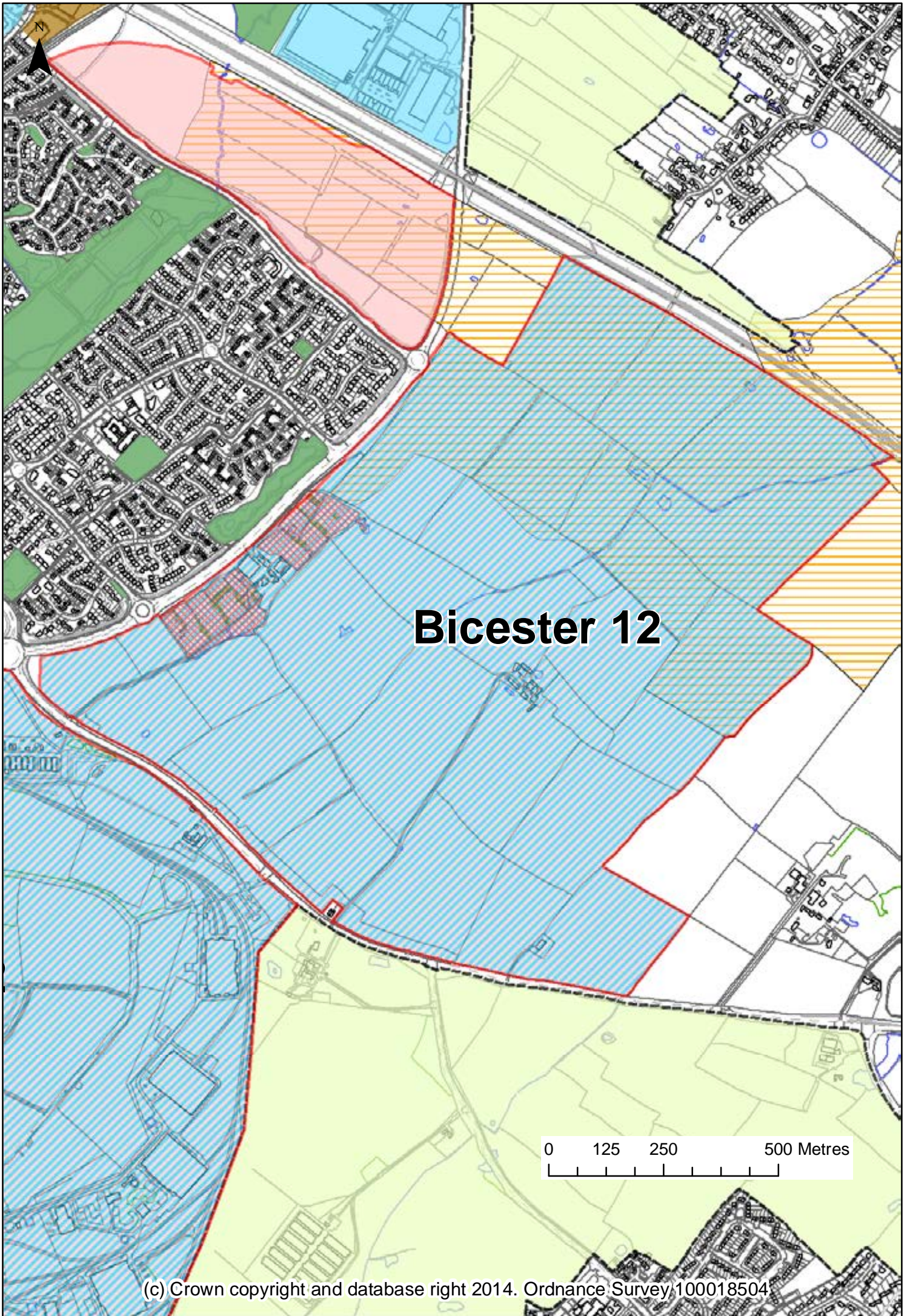
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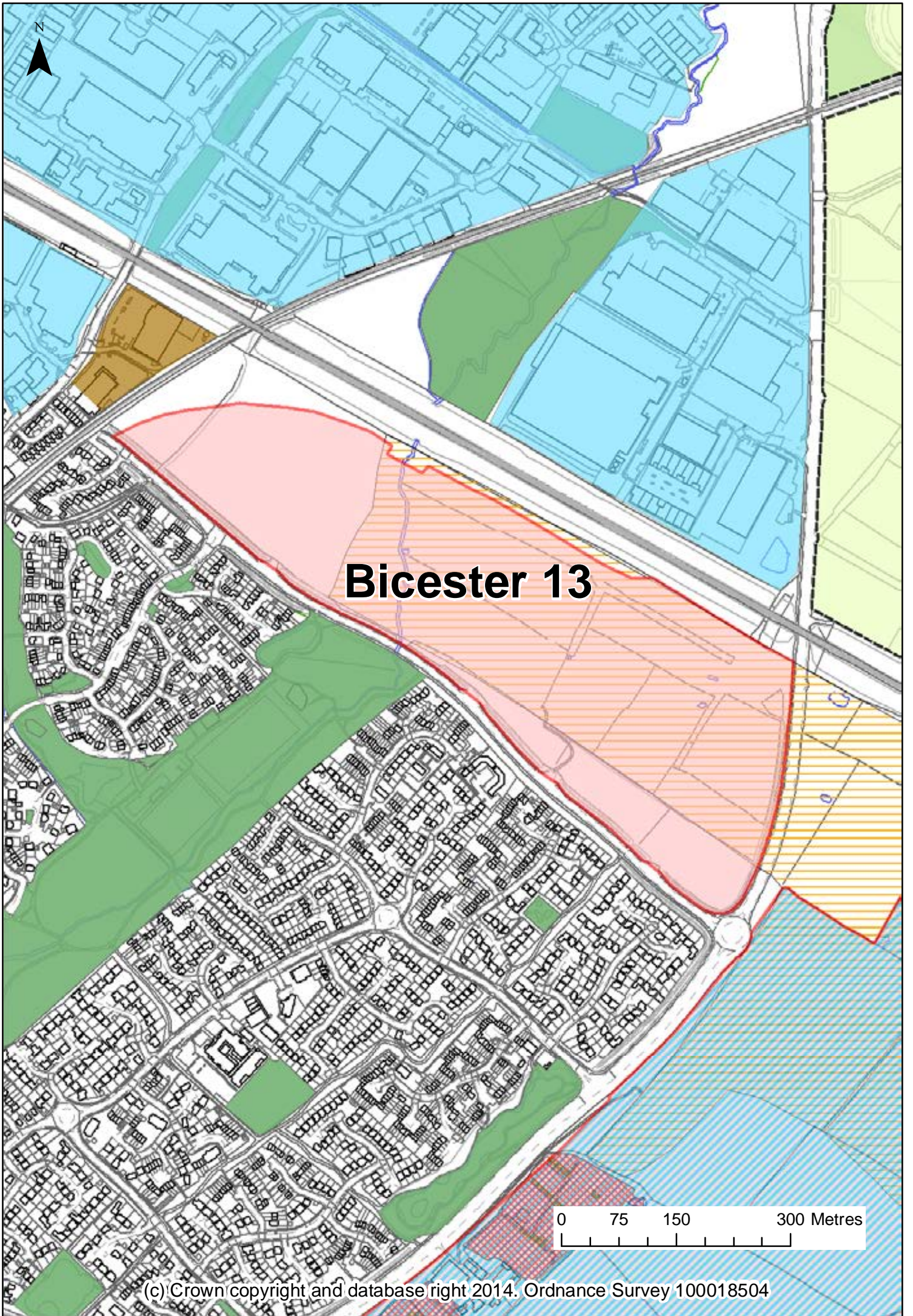
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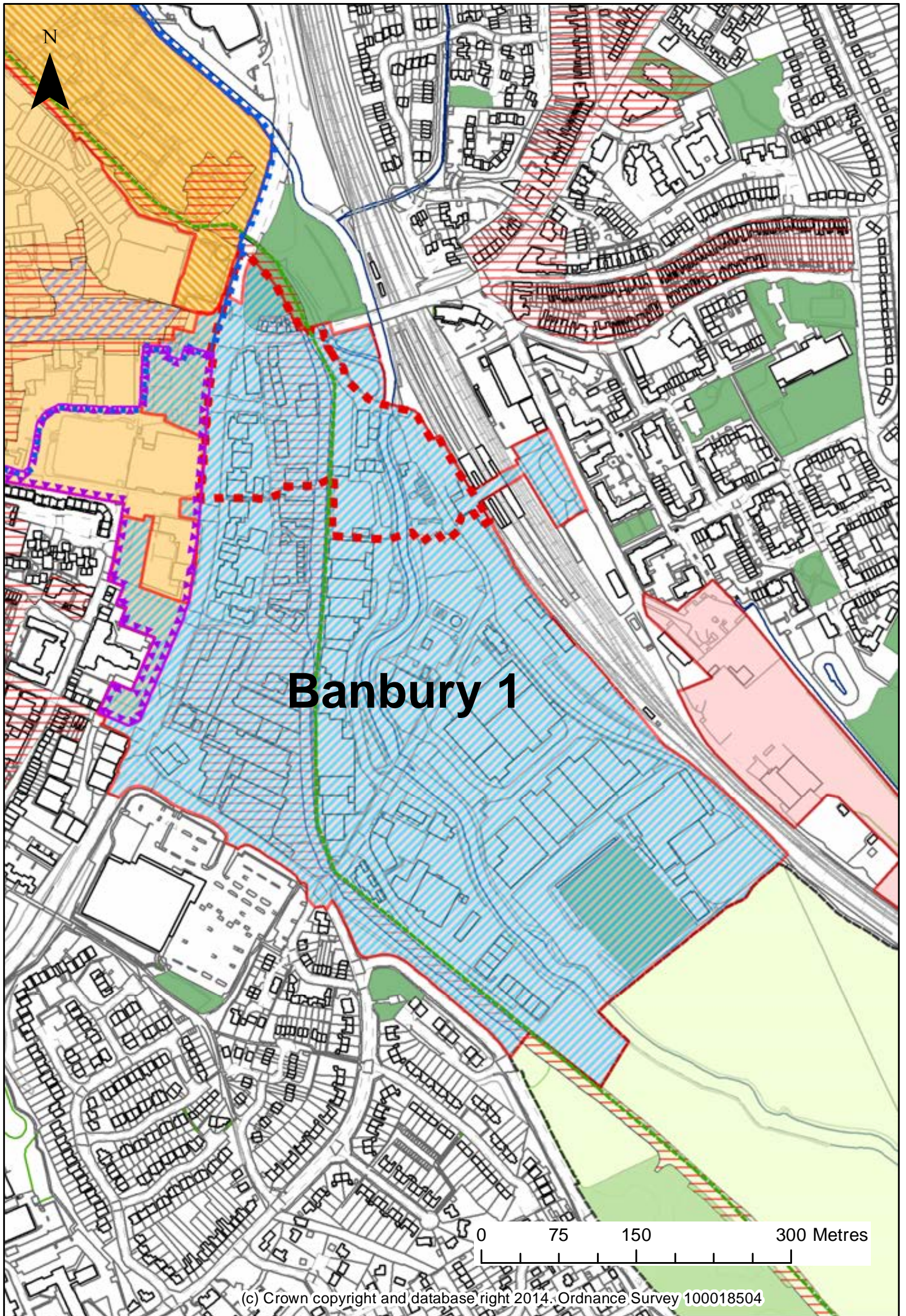
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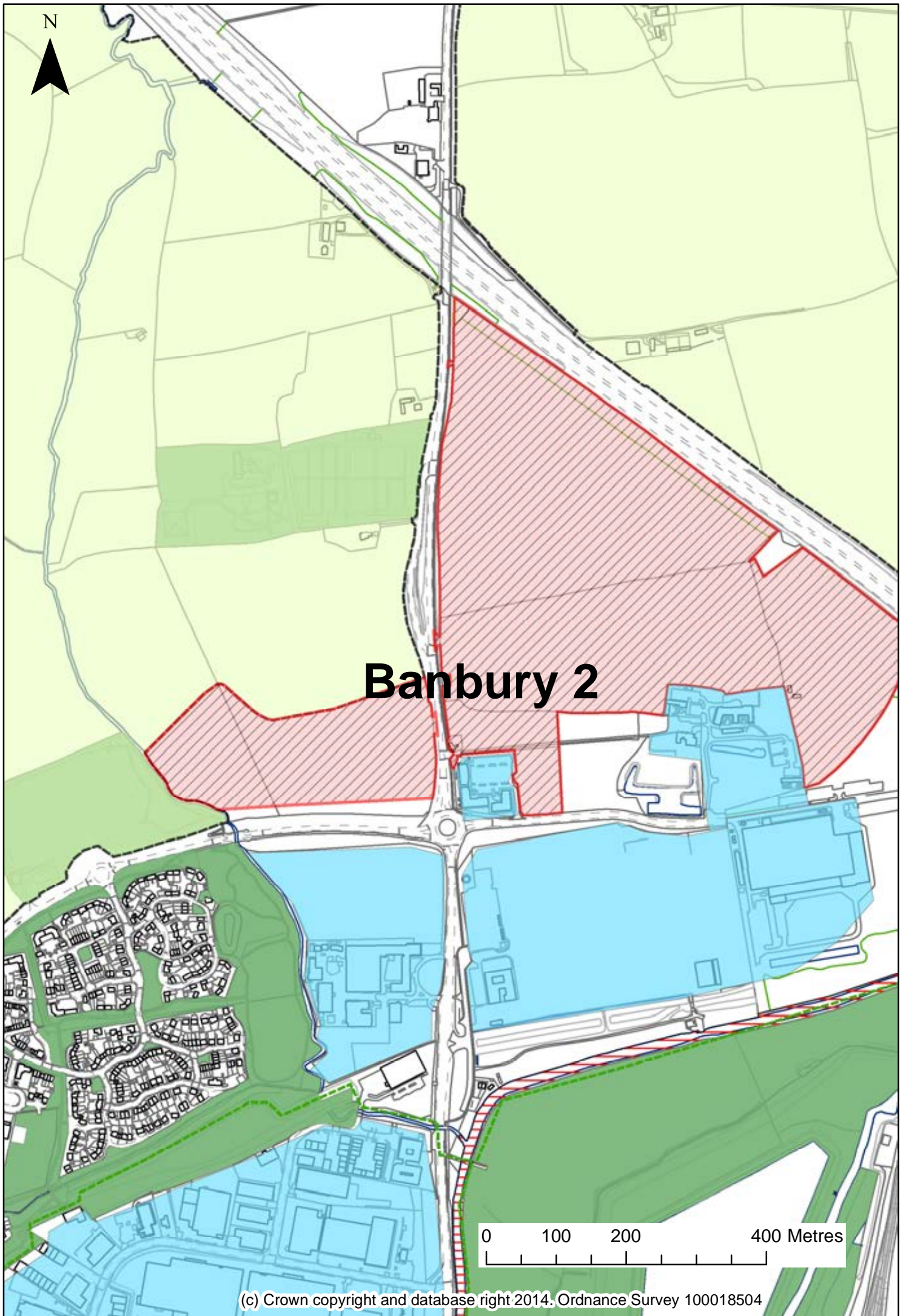


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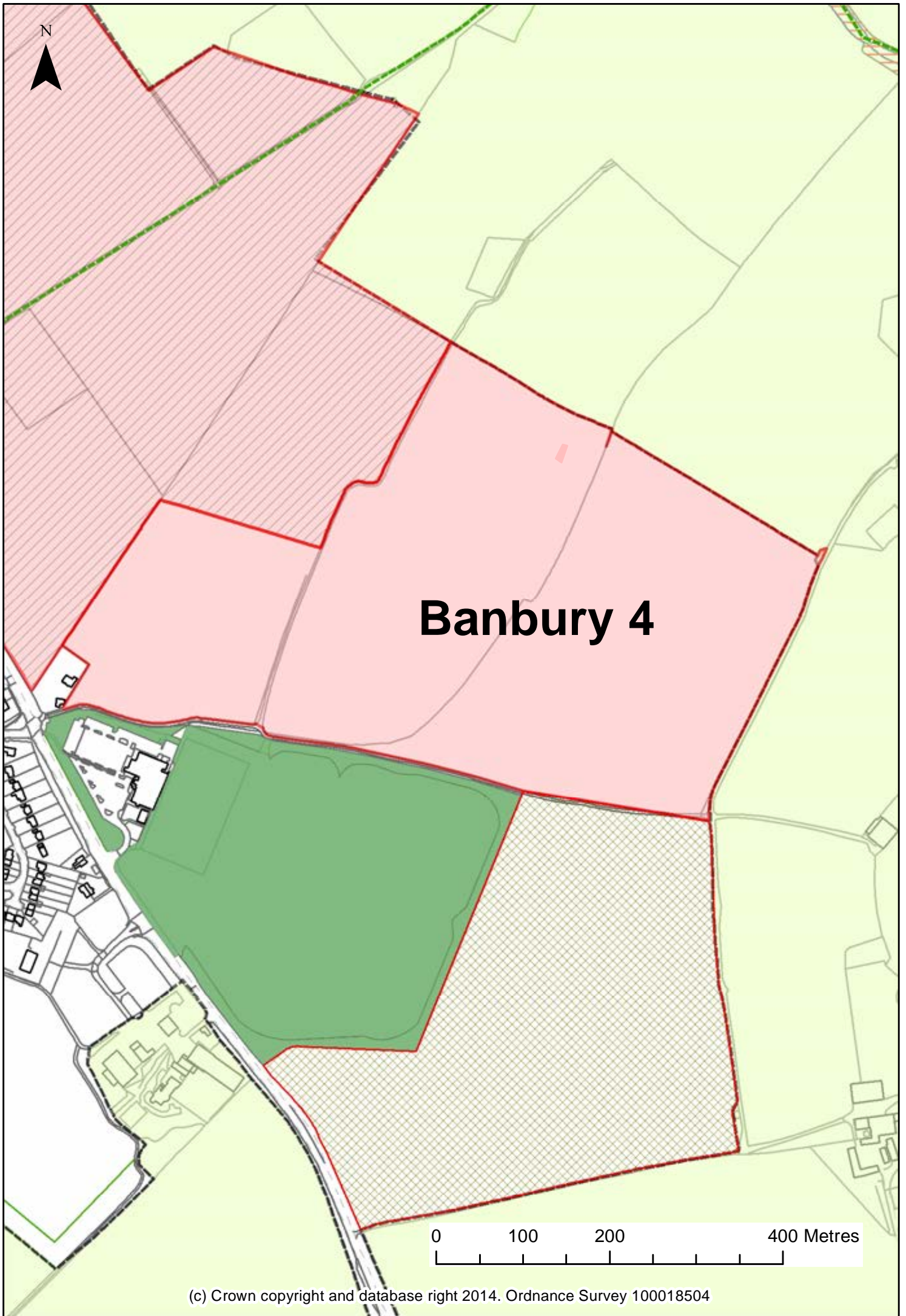


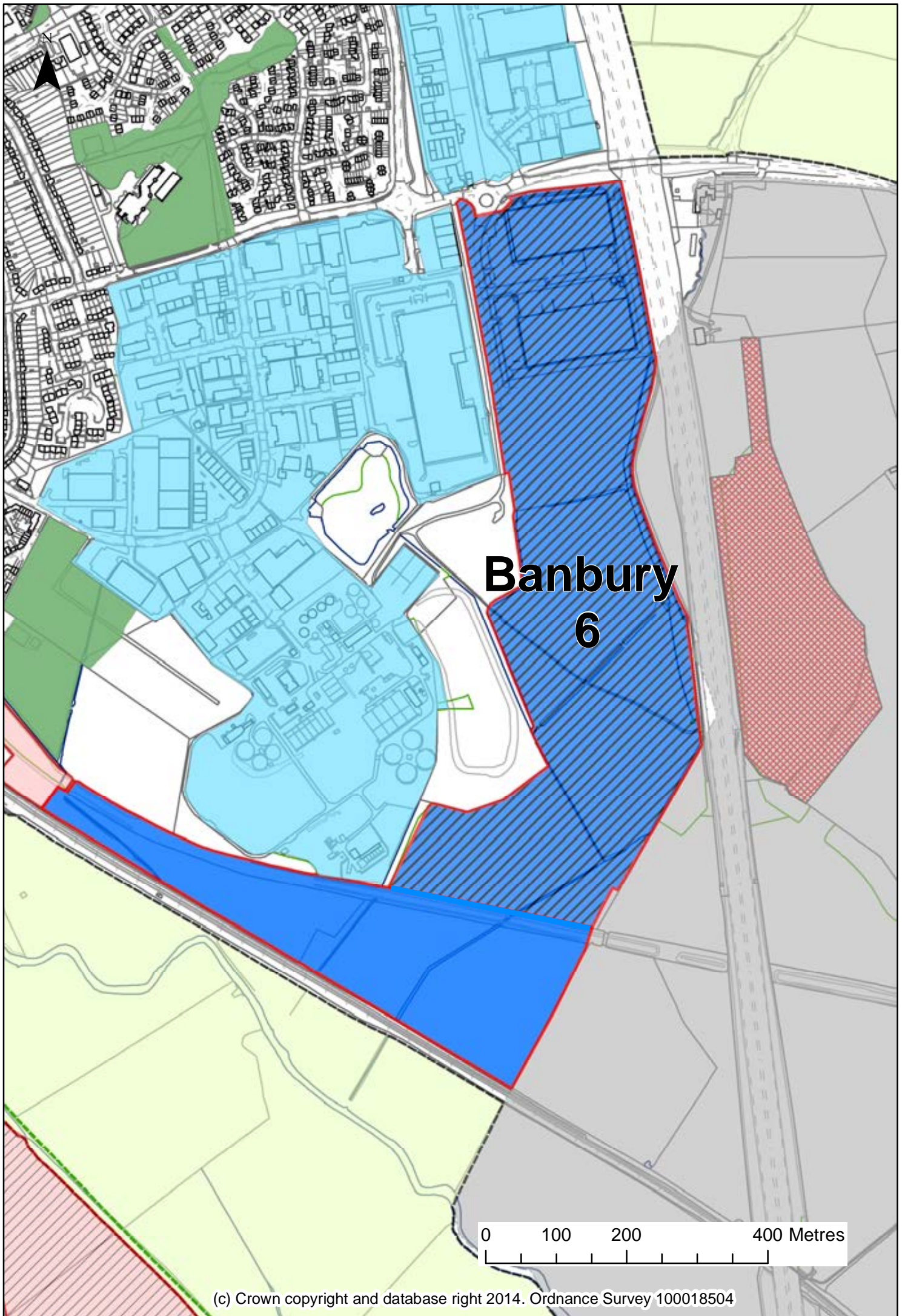
Banbury 1



Banbury 2

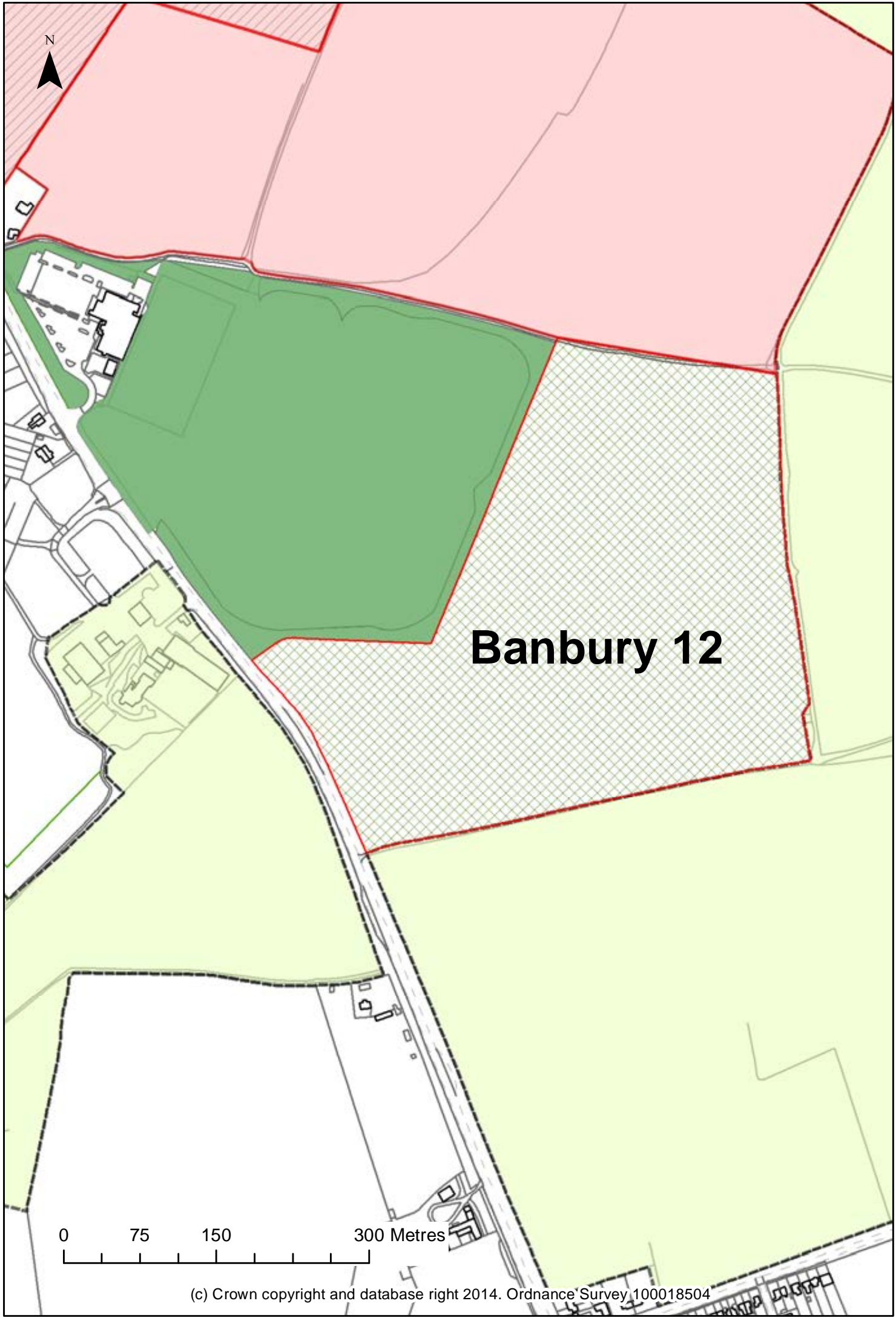
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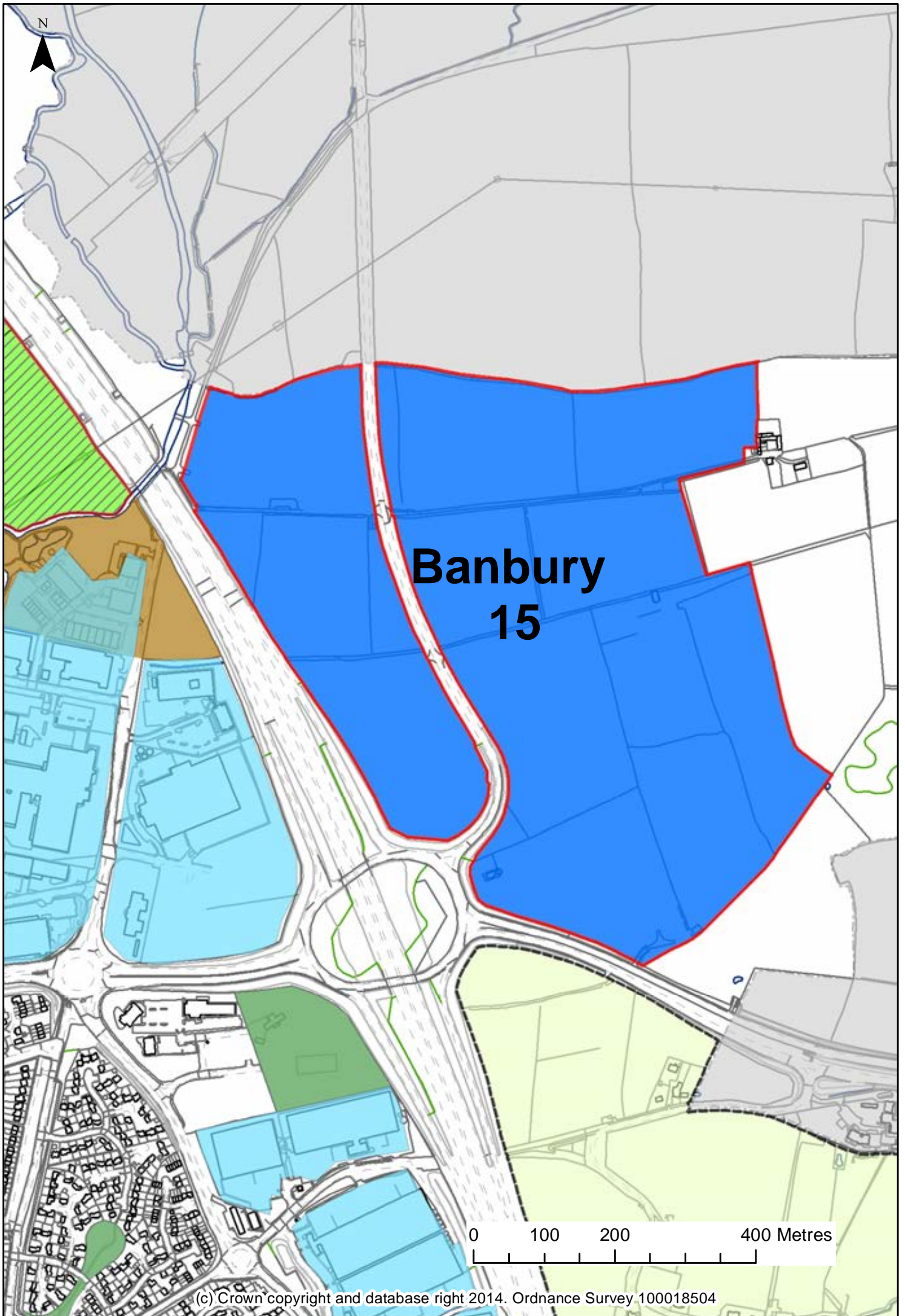
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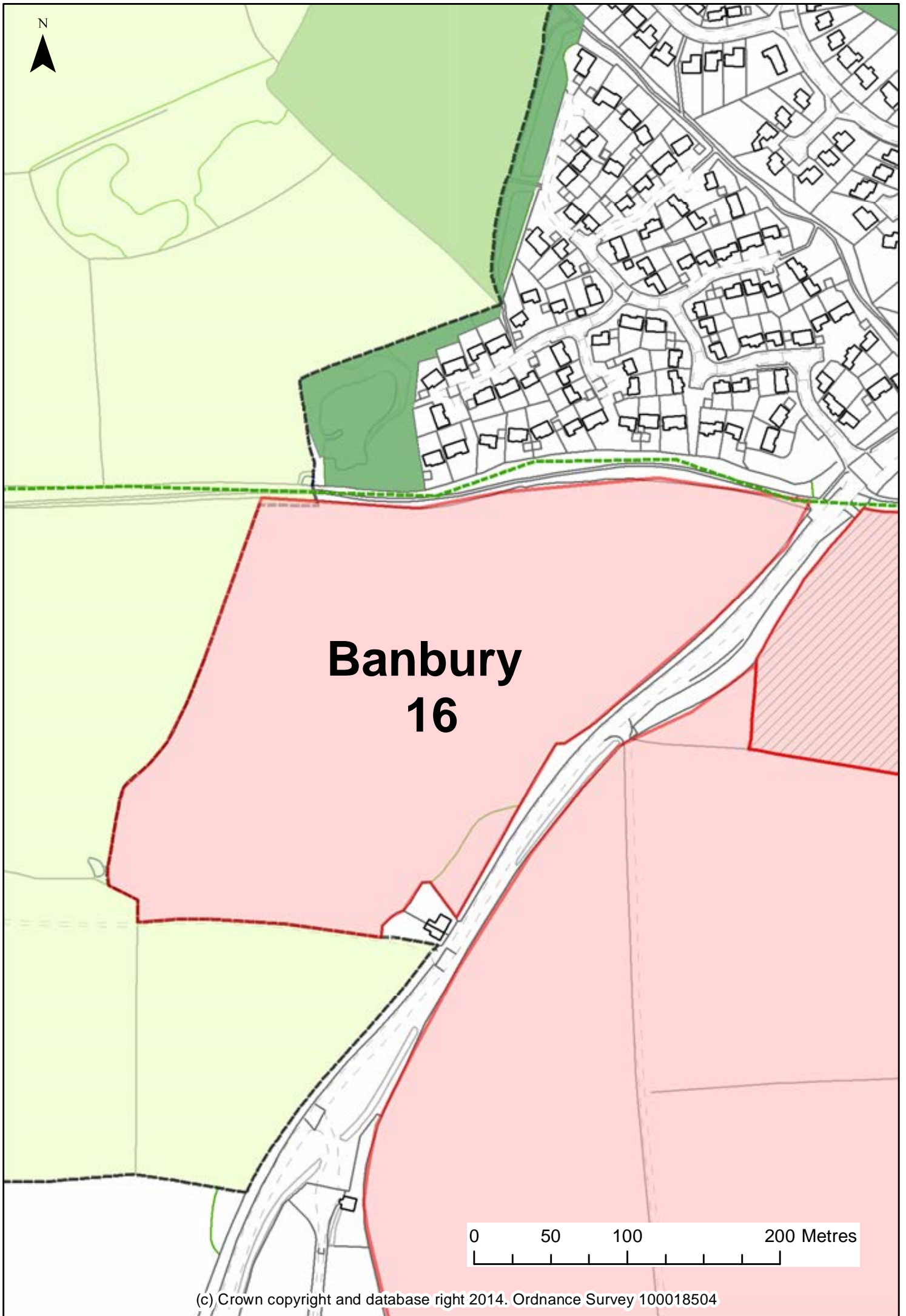
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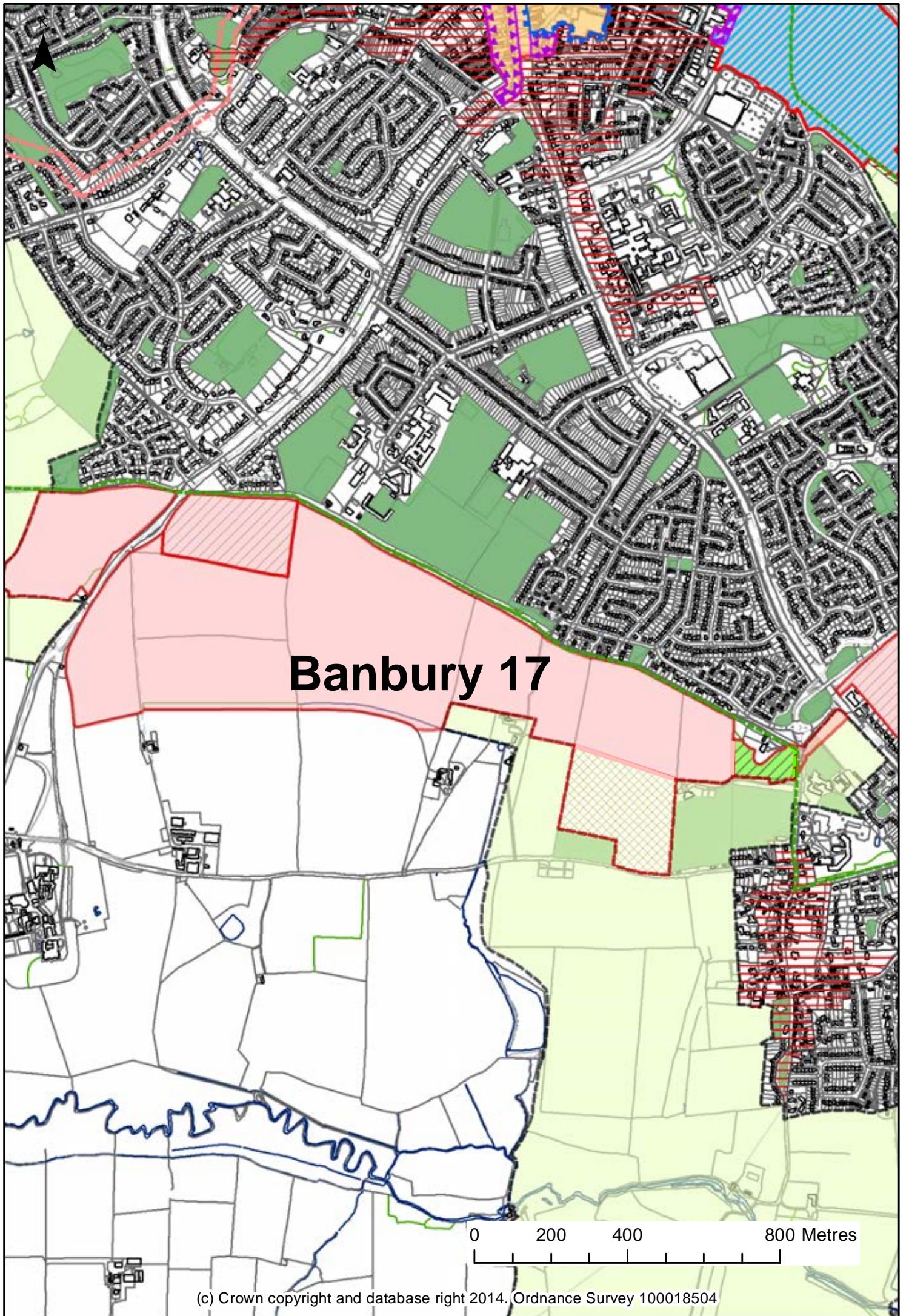
**Banbury
15**

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Banbury 16

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Banbury 17

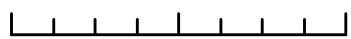
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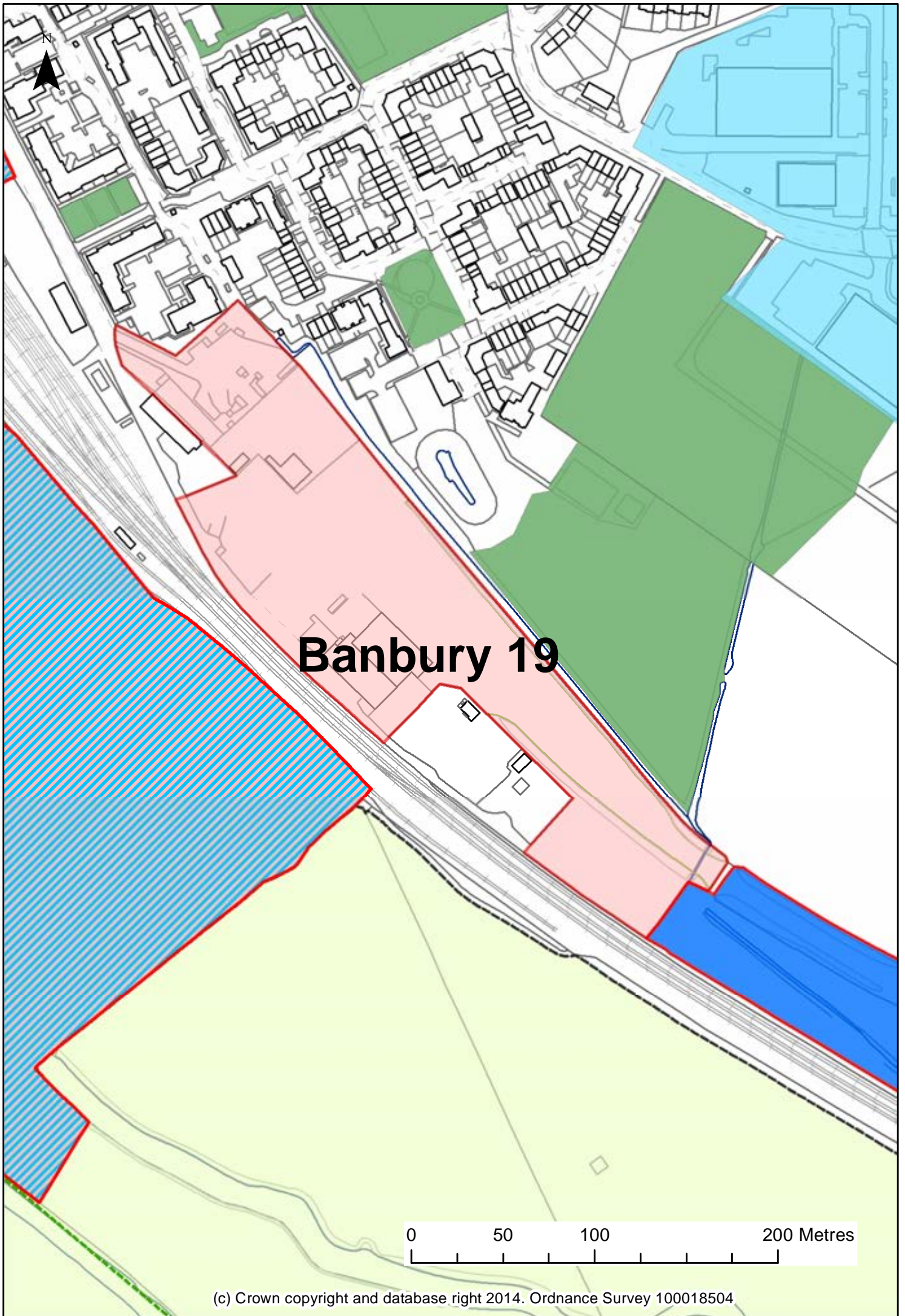
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Banbury 18

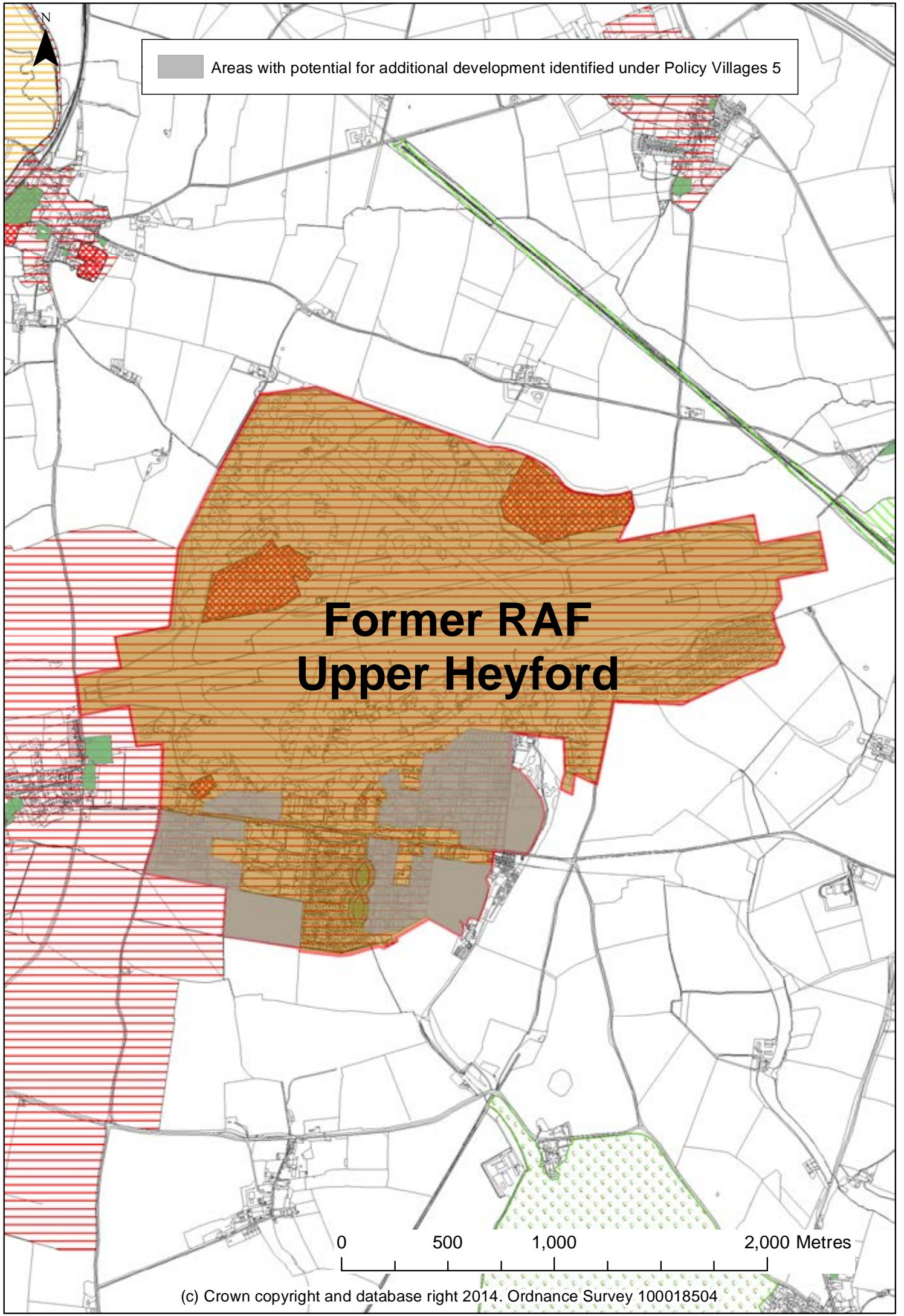
0 50 100 200 Metres





Banbury 19

0 50 100 200 Metres



Areas with potential for additional development identified under Policy Villages 5

Former RAF Upper Heyford

0 500 1,000 2,000 Metres

