Figure 7 Kidlington Policies Map 1B

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Kidlington 1B:

4.263 The release of land in this area is required to meet the specific needs of Begbroke Science Park. This site is vital to the University of Oxford's leading role in research both nationally and internationally. Whilst the amount of scientific research at this location continues to expand, further growth is constrained by the Green Belt. The science park needs to remain in its current location to maintain close links with University facilities and the research environment. It also has the potential to deliver wider benefits in the immediate vicinity through support for development of a high tech cluster, and elsewhere in the District with expected growth in scientific research, connecting with local businesses, nurturing enterprise and drawing investment into the District.

4.264 Local Plan Part 2 needs to consider how and where the Green Belt boundaries will be changed to accommodate these high value employment needs, focussed on the indicative areas shown on the map above. The Inspector into the examination of the Cherwell Local Plan Part 1 made it clear in his report (para 238) that whilst he agreed that exceptional circumstances had been demonstrated to justify the limited changes to the Green Belt boundary intended by Local Plan Part 1, there were no exceptional circumstances elsewhere in the locality to justify a wider review at present.

4.265 In defining revised Green Belt boundaries the Council will need to ensure the following in order to be in accordance with government advice:

- Ensure consistency with the strategy as set out in Local Plan Part 1 for meeting the requirements of sustainable development
- If necessary, identify areas of "safeguarded land", which would not be allocated for development at the present time, but reserved in order to meet longer-term development needs beyond the plan period, if proved necessary through a Local Plan review
- Use physical features that are readily recognisable and likely to be permanent, to define the new boundaries
- Be sure that the boundaries will not need to be altered at the end of the local plan period.

4.266 The Council is commissioning a small scale local review of the Green Belt to provide the necessary evidence base to inform Local Plan Part 2. The study will identify those land parcels and features of most and least importance in meeting Green Belt objectives in the vicinity of Begbroke Science Park Langford Lane and Oxford Airport, further investigate the specific employment needs of Begbroke Science Park, London-Oxford Airport and known interested parties, and take into account environmental and social considerations relevant to meeting needs, avoiding coalescence between settlements, protecting features of importance and identifying potential land for release. The study will be informed by the county-wide Oxford Green Belt Study (2015).[21] The findings of the study will be tested through the publication of the Options Paper later this year (see Section 7).

Question 66

The Oxford Green Belt

Do you have any views on where the revised Green Belt boundaries in the vicinity of Langford Lane/London Oxford Airport should be drawn?

Do you have any views on where the revised Green Belt boundaries in the vicinity of Begbroke Science Park should be drawn?

If you are actively seeking to invest in high value/high tech industries and promoting a site in the vicinity of the indicative locations of the Green Belt review, please complete and submit a Call For Sites: Site Submission Form, and include information on the specific employment needs that you consider justifies exceptional circumstances for a small scale local review of the Green Belt.

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21   Oxford Green Belt Study http://modgov.cherwell.gov.uk/ecSDDisplay.aspx?
NAME=Oxfordshire%20Green%20Belt%20Study&ID=426&RPID=7026870&sch=doc&
cat=13638&path=13637%2c13638

Development Management Green Belt Issues

4.267 The adopted Cherwell Local Plan 1996 and the Non-Statutory Cherwell Local Plan contained detailed criteria based policies against which development proposals could be assessed, relating to the Oxford Green Belt:

- Outdoor recreation in the Green Belt (saved adopted 1996 Policy GB2)
- Major developed sites in the Green Belt (saved adopted 1996 Policy GB3, NSCLP Policies GB5, GB6 and GB7)

4.268 In preparing Local Plan Part 2 we need to consider whether replacement policies are needed for the above local policies, or if national planning policy and the strategic policies in Local Plan Part 2 are sufficient in considering development proposals. It is important that policies in the Plan do not merely replicate national guidance.

Question 67

Development Management Green Belt Issues

Do you have any views on whether additional development management policies are required to assess proposals in the Green Belt?

4.3.4 Built and Historic Environment

Introduction

4.269 Conservation of the historic environment and securing high quality urban design are very important in protecting and enhancing the character of the District and ensuring that Cherwell is an attractive place to live and work. Local Plan Part 1 Policy ESD15 provides the strategic policy framework for ensuring that development proposals complement and enhance the character of their surroundings, securing high quality design and protecting and enhancing heritage assets, including listed buildings, conservation areas, historic parks and gardens and scheduled ancient monuments. Policy ESD15 also indicates that more detailed policies on design and the historic environment will be included in Local Plan Part 2. Consideration therefore needs to be given as to what additional policy guidance is required.

National Policy Context

4.270 Government guidance confirms that good design is a key part of good planning and sustainable development, and can contribute positively to creating better places for people. Local Plans should make clear the quality of development that will be expected for the area, and seek to promote or reinforce local distinctiveness.

4.271 In terms of the historic environment, the NPPF indicates that local plans should set out a positive strategy for the conservation and enjoyment of the historic environment (para.126), include strategic policies to deliver the conservation and enhancement of the historic environment (para.156), contain a clear strategy for enhancing the natural, built and historic environment (para.157), identify land where development would be inappropriate for its environmental or historic significance (para.157), and be based on adequate, up-to-date and relevant evidence about the historic environment (paras.158 and 169).

Built and Historic Environment - Key Issues for Local Plan Part 2

Layout, Design and External Appearance of Development including Local Distinctiveness

4.272 Representations received to the scoping consultation made reference to the importance of securing good design in new development. Local Plan Part 1 Policy ESD15 contains the strategic policy approach to securing good design and highlights key principles that new development should meet. However there may be a need to include more detailed, place specific design guidance in Part 2 of the Plan to aid developers in preparing planning applications and assist the development management process in ensuring the strategic aims of policy ESD15 are met, for example cross referring to the guidance contained in the Council's Home Extensions and Alterations Design Guide.

4.273 The 1996 Adopted Cherwell Local Plan contained policies on the design of new development which have not been superseded by the policies in Local Plan Part 1. The Non-Statutory Cherwell Local Plan also contains detailed criteria based policies to ensure new development is of high quality design and promotes local distinctiveness. The relevant policies include:

- Layout, design and external appearance of new development including local distinctiveness (Adopted 1996 Policy C28, NSCLP Policy D3)
- Appearance of development adjacent to the Oxford Canal (Adopted 1996 Policy C29, NSCLP Policy D10 and D11)
- Design of new residential development (Adopted 1996 Policy C30, NSCLP Policy D6)
- Quality of architecture (NSCLP Policy D4)
- Design of the public realm (NSCLP Policy D5)
- Tall buildings (NSCLP Policy D10a)

- Energy efficient design including internal/external drying space, household waste recycling (NSCLP Policy D9)
- Protection of views (NSCLP Policy D12)

4.274 In preparing Local Plan Part 2 we will need to consider whether replacement policies need to be included, or whether the strategic policies contained in Local Plan Part 1 together with national policy and guidance are sufficient to ensure that development proposals achieve a high quality of design and promote local distinctiveness. We will also need to consider whether there are any new design issues for which it would be helpful to have policy guidance. In deciding whether to include additional policies we will need to have regard to government advice in the NPPF which indicates that design policies should "*avoid unnecessary prescription or detail*" and "*not attempt to impose architectural styles or particular tastes*" but that it is proper to seek to promote or reinforce local distinctiveness.

Question 68

Layout, Design and External Appearance of Development

What additional detail on design is required further to the National Planning Policy Framework and Policy ESD 15 of the Local Plan Part 1?

Is there a need to incorporate the existing detailed informal planning guidance on design into formal policy?

Public Art

4.275 Provision of public art contributes to good design; it can improve the quality of new development and make a positive

contribution to the character of the locality, particularly if it takes inspiration from local themes or associations. Local Plan Part 1 includes a requirement in the strategic site allocation policies for the provision of public art to enhance the quality of the place, legibility and identity. However it does not contain a general policy relating to the provision of public art.

4.276 The Council has had a Public Art Policy for a number of years and has resulted in a number of distinctive features being secured. The policy is currently under review, and its relevance to Local Plan Part 2 will need to be taken into account as the Plan is progressed.

Question 69

Public Art

Do you consider Local Plan Part 2 should include a policy on public art?

Integrating New Development into Historic Areas

4.277 It is important that in accommodating new development the historic environment is protected and enhanced in both our towns and our rural areas, and this was recognised in responses to the scoping consultation. Local Plan 1 Policy ESD15 requires development proposals to respect the traditional pattern of routes, spaces, blocks, plots , enclosures and the form, scale and massing of buildings. Proposals must also contribute positively to an area's character and identity by creating or enforcing local distinctiveness and respecting local topography and landscape features.

4.278 The strategic policies in Part 1 of the Plan allow for limited development in the District's rural areas and one of the purposes of Local Plan Part 2 is to allocate non-strategic sites in Category A villages. Many of the District's villages have conservation areas and the Council have published a number of Conservation Area Appraisals which provide information on the key characteristics of the area and features of value. The Council's Countryside Design Summary provides advice on how development can respect the landscape setting of our villages, and establishes principles for the design and siting of buildings. Oxfordshire County Council is currently undertaking a Historic Landscape Characterisation project which will provide a broad overview of the historic landscape and identify characteristics which make each place special and distinct.

4.279 The Adopted Cherwell Local Plan 1996 contained a number of policies concerning development proposals and heritage assets which have not been replaced by Policy ESD15, and therefore need to be reviewed as part of preparing Local Plan Part 2, to establish whether replacement policies are needed. The Non-Statutory Cherwell Local Plan also contained policies relevant to this issue. These include the following

- Retention of features contributing to the character or appearance of a conservation area (Adopted 1996 Policy C23, NSCLP Policy EN40)
- Protection of gaps important in preserving the character of a settlement, the setting of a listed building or in preserving the view of a feature of recognised amenity or historical value. (Adopted 1996 Policy C33)

4.280 In preparing Local Plan Part 2 we need to consider whether additional policy guidance is required to ensure that new

development successfully integrates into historic areas or if national guidance and our own guidance documents are sufficient.

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Question 70

Integrating new Development in Historic Areas

Do you consider Local Plan Part 2 should contain additional policy guidance on integrating development into historic areas?

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Assessing the Impact of Development Proposals on Heritage Assets and their Settings

4.281 Local Plan Part 1 Policy ESD15 requires new development proposals to conserve, sustain and enhance designated and non-designated heritage assets, and to include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Designated heritage assets comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields or Conservation areas designated under the relevant legislation. Non-designated heritage assets fall into two categories: locally listed, which have special interest for the locality but are not worthy of statutory listing, and assets which make a positive contribution to the character and appearance of a conservation area (and therefore have protection as part of a designated heritage asset). The Council is required to identify and register non-designated assets and a register is being compiled.

4.282 Additional policy guidance could be included in Local Plan Part 2 to set out in more detail what is required of applicants in order to determine the impact of proposals on heritage assets and their settings. Historic England has published guidance[22] on development management policies for the historic environment that could be relevant for inclusion in Local Plans, including policies to amplify the strategic policy to deal with particularly distinctive or important historic environment features of significance, provide further clarity, address local circumstances or address cross boundary issues such as World Heritage Sites. Historic England has also published guidance[23] on the setting of historic assets.

4.283 The Adopted Cherwell Local Plan 1996 contained a number of policies concerning development proposals and heritage assets which have not been replaced by Policy ESD15, and therefore need to be reviewed as part of preparing Local Plan Part 2 to establish whether replacement policies are needed. The NSCLP also contained policies relevant to this issue. These include the following:

- Development proposals affecting a listed building (Adopted 1996 Policy C18, NSCLP Policies EN39 EN44 and EN45)
- Proposals for the re-use of a listed building (Adopted 1996 Policy C21, NSCLP Policy EN42)
- Development affecting the site or setting of a scheduled ancient monument (Adopted 1996 Policy C25, NSCLP Policy EN47)

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22   The Historic Environment in Local Plans
      https://content.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1.pdf/
23   The Setting of Historic Assets
      https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/

- Protection of the vista and setting of Rousham Park (Adopted 1996 Policy C11, NSCLP Policy EN49)
- Local List of buildings of architectural or historic interest (NSCLP Policy EN45A)

4.284 In considering the need for additional policy guidance on assessing the impact of development proposals on heritage assets and their settings we will be mindful of the need to avoid repeating government guidance contained within the NPPF and NPPG.

Question 71

Assessing the Impact of Development on Heritage Assets and their Settings

Do you consider additional policy guidance should be included in Local Plan Part 2 on assessing the impaQuestion ct of development on heritage assets?

Heritage Assets at Risk

4.285 The Council maintains Registers of Heritage Assets at Risk and Local Heritage at Risk. Where buildings are at risk, we work with owners to bring them back into productive use, but enforcement can also be used as a last resort, by serving an Urgent Works Notice or Repairs Notice.

4.286 In some cases enabling development is proposed to secure the future of a building at risk. The Non Statutory Cherwell Local Plan included Policy EN46 on enabling development and heritage assets. In preparing Local Plan Part 2, we need to consider whether policy guidance is needed on heritage assets at risk, setting out the Council's approach to securing their future.

Question 72

Heritage Assets at Risk

Do you consider that additional policy guidance on heritage assets at risk should be included in Local Plan Part 2?

Other Development Management Policies Relating to the Built and Historic Environment

4.287 The adopted Cherwell Local Plan 1996 and the Non-Statutory Cherwell Local Plan contained other detailed criteria based policies against which development proposals could be assessed, relevant to the built and historic environment:

- Compatibility of proposals in residential areas (Adopted 1996 Policy C31)
- Provision of facilities for disabled people (Adopted 1996 Policy C32)
- Mixed use development (NSCLP Policy D7)
- Shopfront design (NSCLP Policy D8)
- Satellite dishes in conservation areas and on listed buildings (Adopted 1996 Policy C38, NSCLP Policy EN53)
- Telecommunications structures (Adopted 1996 Policy C39, NSCLP Policy EN54)
- Advertisements (NSCLP Policies EN50, EN51 and EN52).

4.288 In some cases these policies reflected issues relevant to the District at the time the plans were formulated, and it may no longer be relevant to include replacement policies in Local Plan Part 2. There may also be new issues which are not covered in the list above. In preparing Local Plan Part 2 we need to consider whether replacement policies are needed for the

above local policies, or if national planning policy and the strategic policies in Local Plan Part 1 are sufficient in considering development proposals. It is important that policies in the Plan do not merely replicate national guidance.

Question 73

Other Development Management Issues for the Built and Historic Environment

Do you consider that local development management policies are needed for any of the issues identified above?

Are there new issues that you consider require policy guidance as part of Local Plan Part 2?

4.3.5 Green Infrastructure

Introduction

4.289 Green infrastructure comprises a network of multi-functional urban and rural green space, including parks and gardens, natural and semi-natural green space, green corridors (including cycleways and rights of way), outdoor sports facilities, amenity green space, children's playspace, allotments, cemeteries and churchyards, accessible countryside in urban fringe areas, river and canal corridors, woodlands, nature reserves, green roofs and walls. Securing adequate green infrastructure is an important component of achieving sustainable communities, delivering environmental and social benefits.

4.290 Local Plan Part 1 Policy ESD 17 provides the strategic policy for maintaining and enhancing the District's green infrastructure network. Some of the site specific proposals will result in new components of the green infrastructure network being provided. For example, the Cherwell Country Park proposed to the north of Banbury, and green infrastructure to be provided as part of the strategic development sites. Local Plan Part 1 identified the key open space components of green infrastructure provision in Banbury and Bicester but acknowledged that green infrastructure provision would be examined in more detail and progressed through work on the town masterplans and Local Plan Part 2. Work at County level to formulate a County Council Green Infrastructure Strategy is also in the early stages. In progressing Local Plan Part 2 we therefore need to consider what further measures are necessary to secure an adequate green infrastructure network.

National Policy Context

4.291 Government guidance indicates that local planning authorities should plan positively for the creation, protection, enhancement and management of biodiversity and green infrastructure networks. It recognises the role that green infrastructure can play in delivering a wide range of environmental and quality of life benefits for local communities, and stresses the need for sufficient green infrastructure to be designed into a development to make it sustainable. Reference is made to Natural England's guidance in planning positively for networks of green infrastructure.

Green Infrastructure - Key Issues for Local Plan Part 2

4.292 A key feature of green infrastructure is that it is multifunctional, with component parts having a range of functions, such as providing habitat for wildlife and access to nature, providing access for

recreation, movement and leisure, forming a landscape setting, and providing for flood attenuation and water resource management. As a result there are issues raised elsewhere in this Issues Paper that are directly relevant to green infrastructure, for example on open space, sport and recreation facilities and biodiversity. In addition location specific green infrastructure issues are raised under the Cherwell's Places sections later in this Issues Paper. This section concentrates on District wide green infrastructure issues not covered in other sections that have been raised during initial consultation on what Local Plan Part 2 might contain.

Blue Infrastructure

4.293 Green infrastructure networks can encompass river systems, sometimes referred to as blue corridors or blue infrastructure. This is relevant to Cherwell, with the river Cherwell flowing north south through the District, including through the centre of Banbury and close to Kidlington, and with the River Bure and Langford stream flowing through Bicester and feeding into the River Ray catchment. In addition the Oxford Canal runs north south through the District including through Banbury and adjacent to Kidlington. Enhancement of the river corridors could contribute to both green infrastructure and biodiversity networks and provide other benefits such as better management of water resources, improved landscape and sense of place, and improved public amenity.

Historic Routeways

4.294 Cherwell District contains a number of historic routeways, many of which are public rights of way and can therefore contribute to the green infrastructure network. Some of these are in close proximity to settlements for example Salt Way, south east of Banbury, with others
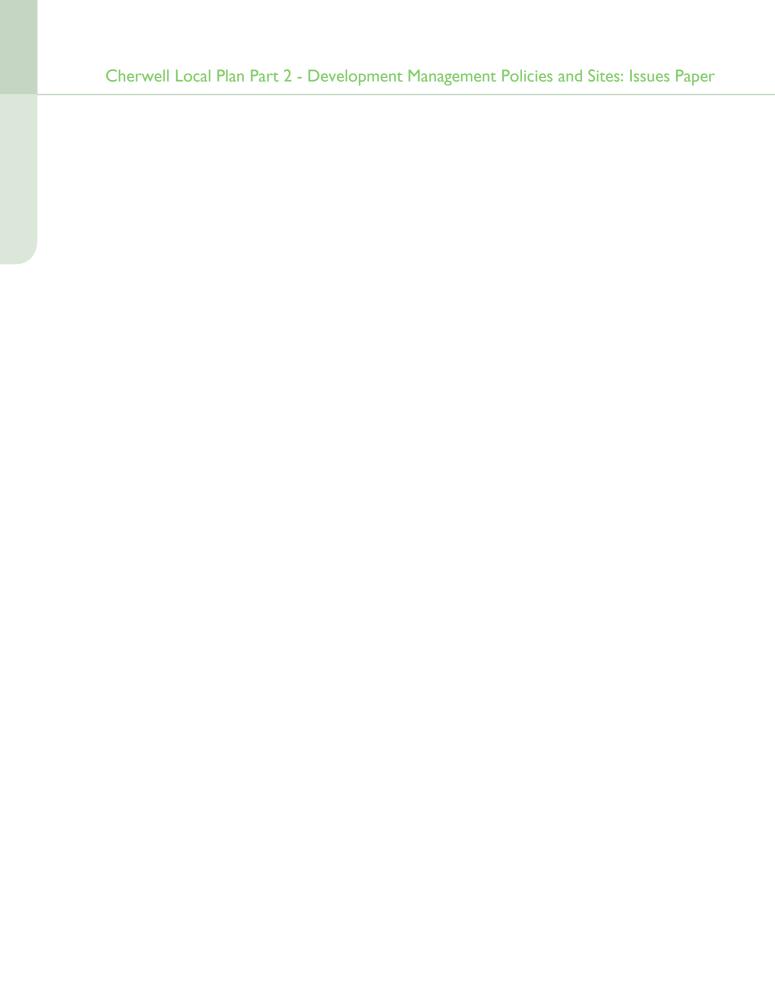
crossing open countryside. In some cases features of the historic routes have survived. Their existence helps to explain the history of the area, and understanding the relationship between roads, lanes, settlements and land use plays an important role in interpreting the landscape. Historic routeways can therefore form part of our heritage assets in addition to the contribution that can be made to the green infrastructure network, and some protection is afforded under Local Plan Part 1 Policy ESD 15. A study is currently being undertaken on historic routes in Cherwell to provide advice on their importance and how they should be taken into account in development proposals, and this will inform Local Plan Part 2.

Question 74

Green Infrastructure

Do you consider that Local Plan Part 2 should include local development management policy guidance on blue infrastructure?

Do you consider that Local Plan Part 2 should include local development management policy guidance on historic routeways?

5 Key Issues: Cherwell's Places

5.1 In addition to the issues discussed under the three themes in Section 4, there are a number of key location-specific issues that need to be considered in preparing Local Plan Part 2. These are discussed below, under the headings of Neighbourhood Planning, Bicester, Banbury, Kidlington and the Rural Areas. The section concludes with a short summary on infrastructure issues. Each sub-section begins with a brief introduction including links with Cherwell Local Plan Part 1. This is followed by a summary of current and emerging national planning policy, a brief discussion of the issues so far identified for that topic, and questions we would like you to consider.

5.1 Neighbourhood Planning

Introduction

5.2 The Localism Act 2011 introduced changes to the planning system to allow for "Neighbourhood Planning". The Act and supporting regulations allow for town and parish councils or neighbourhood forums (known as "qualifying bodies"), to prepare community led Neighbourhood Development Plans to guide new development, and in some cases grant planning permission for certain types of development through Neighbourhood Development Orders and Community Right to Buy Orders. If supported by the local planning authority and adopted, Neighbourhood Plans form part of the Development Plan for the District, against which planning applications are assessed.

5.3 The Council has produced a Neighbourhood Planning Protocol to provide guidance to those bodies wishing to prepare a Neighbourhood Plan, available on the following link: http://www.cherwell.gov.uk/

neighbourhoodplanning/index.cfm?articleid=8571 Guidance on procedure is also contained in the NPPG. Neighbourhood Plans must conform to the strategic content of the Local Plan, the NPPF and other national policies and advice, together with relevant European Directives, and national and international designations.

National Policy Context

5.4 Government policy in the NPPF indicates that communities engaging in neighbourhood planning should:

- *"Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development*
- *Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
- *Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood to proceed."*

5.5 The NPPF (para 185) indicates that once a Neighbourhood Plan is adopted and forms part of the Development Plan, its policies take precedence over any non-strategic policies for that area if there is a conflict. It also advises that local planning authorities should avoid duplicating local planning processes for non-strategic policies where a neighbourhood plan is in preparation.

Neighbourhood Planning - Key Issues for Local Plan Part 2

5.6 Neighbourhood Plan areas have been designated in the parishes of Adderbury, Bloxham, Bodicote, Deddington, Hook Norton, Stratton Audley, Merton, Weston on the Green and the multi-parish area of

Mid Cherwell. Stratton Audley and Merton Parish Councils are not actively preparing plans at the current time, but neighbourhood plans for the remaining neighbourhood areas are at varying stages of preparation, with Bloxham and Adderbury being the most advanced. The District currently has one fully adopted plan, the Hook Norton Neighbourhood Plan.

5.7 Local Plan Part 2 will need to provide links to, and reflect the policies and proposals contained in Neighbourhood Plans as they emerge. This will be particularly relevant in considering any site specific proposals in the locations where Neighbourhood Plans are being prepared. Whilst Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies, they can be used to allocate sites for development, including additional development where supported by the local community. An adopted Neighbourhood Plan enables the town/parish council to receive 25% of the revenues from the Community Infrastructure Levy (once in place) arising from development that takes place within the neighbourhood area, which could also have implications for infrastructure provision.

> **Question 75**
>
> **Neighbourhood Planning**
>
> Do you think that Local Plan Part 2 should contain guidance on its relationship with neighbourhood plans?

5.2 Bicester

Introduction

5.8 Bicester is the District's second largest settlement with a population of nearly 31,000 recorded in the 2011 Census. The town has significantly expanded in recent decades, and will continue to grow as a result of the proposed development contained in Local Plan Part 1, including the North West Bicester eco-town. The town's location has been influential on its growth, being well positioned in relation to the strategic road network, close to junction 9 of the M40, and with good rail connections to London, Birmingham and Oxford. The town's economy has traditionally focussed on defence activities due to the presence of the MOD, together with storage and distribution, food processing and engineering. The Oxfordshire Local Enterprise Partnership identifies Bicester as part of the Oxfordshire Knowledge Spine and the town's position in the Oxford-Cambridge corridor means that there are opportunities to benefit from higher value companies and businesses, with the development of "green" technologies and knowledge around existing and new employers.

5.9 The spatial strategy contained in Local Plan Part 1 indicates that Bicester will continue to grow as the main location for development within the District within the context of wider drivers for growth. Local Plan Part 1 identified a number of challenges for the town, as summarised in Appendix Appendix 3 'Local Plan Part 1 Challenges and Issues'. The Part 1 policies and proposals address some of these challenges, with a number of strategic development sites being identified for residential and employment development, including the North West Bicester eco-town. Improvements to the community hospital have been completed. Land is to be reserved at North West

Bicester eco-town for new cemetery provision. A new sports village at South West Bicester is under construction.

5.10 However some of the challenges remain relevant for consideration in preparing Local Plan Part 2. Local Plan Part 1 also indicated that some issues would need progressing through Local Plan Part 2, as discussed below. In addition, the town was awarded Garden Town status at the end of 2014. Whilst this has secured extra government funding to support the delivery of development and infrastructure its designation brings new opportunities and challenges.

5.11 A masterplan for Bicester is to be prepared to develop the vision, objectives and policies for the town as contained in Local Plan Part 1, and to take into account the town's new status. Some elements of this work may be relevant to Local Plan Part 2 as it emerges.

National Policy Context

5.12 North West Bicester was identified by the government as a potential location for an eco-town in July 2009. The Planning Policy Statement 1 eco-towns supplement sets out a number of eco-town principles and standards. These are reflected in the Local Plan Part 1 Policy Bicester 1 and the emerging Supplementary Planning Document for North West Bicester.

5.13 The government awarded Bicester Garden Town status in December 2014, based on development proposals contained in Local Plan Part 1. Garden Town status is accompanied by the opportunity for government funding to support the delivery of the development planned for the town and the provision of adequate infrastructure.

Key Issues for Local Plan Part 2

Bicester: Garden Town Status

5.14 The Council's bid for Garden town status had to demonstrate ambition for growth supported locally and the ability to provide affordable homes, schools and jobs whilst preserving countryside. Plan proposals in Local Plan Part 1 provide for approximately 10,000 homes by 2031, with a further 3000 likely to come forward at North West Bicester eco-town beyond the plan period. These will include approximately 2,100 homes at Graven Hill, of which at least 1900 are expected to be self- build, the largest self- build scheme in the country. Local Plan Part 1 proposals will provide an estimated 18,500 jobs, with 3,000 additional jobs likely to come forward at North West Bicester eco-town beyond the plan period. The award of Garden Town status was not accompanied by any requirement for additional development.

5.15 Garden Town status makes available potential for government funding to support the delivery of homes, jobs and supporting infrastructure, including community facilities and transport. Some funding has already being secured, with work currently focussing on studies to inform delivery of development, particularly relating to cumulative impacts and infrastructure needed for new development. Other work progressing includes work on healthy new towns and apprenticeships, and transport (referred to below).

5.16 Local Plan Part 1 contains policies and strategic allocations for the town, supplemented by the Council's Eco Bicester One Shared Vision document[24] that sets out the ambition to develop a low carbon community. The government has not

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24   http://www.ecobicester.org.uk/cms/content/eco-bicester

defined what garden towns should be, but has indicated that they should be locally supported and are large scale developments including quality design, gardens, accessible green space near homes, access to employment, and local amenities. The Council will be consulting on what the vision should be to reflect Bicester's new Garden Town status. Additional principles will also need to be established to ensure the Garden Town vision is realised. The Council will be consulting separately on the vision as it will go beyond land use planning issues. However the outcome will inform the preparation of Local Plan Part 2, and the vision for the Garden Town and accompanying principles, once established, will need to be reflected within it.

Bicester: Review of the Town Centre Boundary and Primary Shopping Frontage

5.17 Bicester's main retail areas are focussed in the town centre, and to the south of the town at Bicester Village retail outlet (a significant UK tourist attraction), and Bicester Avenue. The town centre and Bicester village are connected by public footpaths with areas of residential development, the community hospital, St Edburgs Church and the town cemetery, Pingle Fields and other areas of open space, including Bicester Sports Association ground lying in between. A conservation area covers much of the town centre and adjacent residential areas. Phase 1 of Bure Place town centre redevelopment, Pioneer Square, comprising a supermarket, cinema, restaurants, other shops, a car park and new

bus interchange is now complete. Phase 2 of the redevelopment, which will provide a new library, hotel, civic offices, further retail and office space, is currently under construction. The Council has granted planning permission for an extension to Bicester Village on the site of the existing Tesco's store which is to be relocated to the south of Boundary Way.

5.18 Local Plan Part 1 Policy Bicester 5 indicates that within the town centre, shopping, leisure and other town centre uses will be supported. Residential use will be supported at appropriate locations where it will not lead to a loss of retail or other main town centre uses. Within the primary shopping frontage uses on the ground floor are restricted to A1 (retail) and A3 (food and drink) uses, with residential use encouraged above ground floor level. Policy Bicester 5 indicated that changes to the boundaries of the town centre and primary shopping frontage would be explored through the preparation of Local Plan Part 2. An "area of search" was identified, with the aim of the review being to:

- Support the viability and vitality of the existing town centre
- Encourage economic activity
- Assist with the connectivity between the existing town centre, a new Bicester Village railway station, Bicester Village and adjoining existing and proposed residential areas
- Improve the character and appearance of the centre of Bicester and the public realm.