

SUPPLEMENT TO Agenda Item 7: Submission of the Cherwell Local Plan Review 2042

Addition to APPENDIX 2

LOCAL PLAN PROPOSED SUBMISSION (2024): Proposed Changes

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

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

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

Ref.: To be added once table finalised

Typos, minor editorials are not for the Inspector

Page	Policy/ Paragraph	Proposed Changes			Reason	For Inspector
102	3.201	We already have a good pipeline of housing supply. Cherwell provided 4477 <u>5,220</u> new homes from 2020-2024 5 , has land supply for another 12, 633 <u>525</u> homes and has planned sites for the 4,400 homes to help Oxford. A total of 21,402 <u>22,253</u> homes.			Factual Update	Y
104	Policy COM 1: District-wide Housing Distribution	Housing Supply		Numbers	Factual Update	Y
		*Existing Supply		21,402 <u>22,253</u>		
		Additional Supply	Windfalls (2025-2042)	1,400 <u>2,040</u>		
			East of Bloxham Road, Banbury (Phase 2)	600		
			Southeast of Woodstock	450		
			Calthorpe Street, Banbury	170		
			Rural Allocation	565		
		Total		3185 <u>3,825</u>		
		Total Supply		24,587 <u>26,078</u>		

Page	Policy/ Paragraph	Proposed Changes			Reason	For Inspector
104	Policy COM 1: District-wide Housing Distribution	The Plan makes provision for an additional 1,500 homes by extending an existing site at North-West Bicester. Of a total of 7,500 homes, 3,200 3,425 (including 412 completions) are expected to be delivered within the plan period and a further 4,300 4,075 homes beyond 2042. Cherwell will provide 26,078 homes from 2020 to 2042 as follows:			Factual Update	Y
104	Policy COM 1: District-wide Housing Distribution		Completions 20- 245	Totals	Factual Update	Y
		Banbury	1,894 1,632	6,348 6477		
		Bicester	1,577 1476	7,977 7749		
		Heyford Park	643 553	2,345 1601		
		Kidington/Woodstock	472 -	450 622		
		Rural Areas	1106 644	2,332 2338		
		Partial Review Sites	0	4,568 4400		
		Windfall Projection	0 -	2,040 1400		
		Totals	5,220 4477	26,078 24587		
9	Paragraphs relating to Housing Requirement in the Plan Summary.	The district has very significant existing supply of housing. Cherwell provided 4,477 5,220 new homes from 2020-202 45 , has land supply for another 12,633 12525 homes and has planned sites for 4,400 homes to help meet Oxford's unmet housing needs. A total of 22,253 21402 homes.			Consequenti al change from updating Policy COM 1 and Appendix 2 (Housing Trajectory)	Y
9	Paragraphs relating to Overall Planned Supply in the Plan Summary.	<i>Last sentence</i> An additional 3185 3,825 homes are provided for. Overall housing supply from 2020 to 2042 will therefore be as follows:			Consequenti al change from updating Policy COM 1 and Appendix 2 (Housing Trajectory)	Y

Page	Policy/ Paragraph	Proposed Changes	Reason	For Inspector																																													
		<p>Proposed Housing Supply</p> <table> <tr> <th></th><th>Completions</th><th>Existing Supply</th><th>New Supply</th><th>Totals</th></tr> <tr> <td>Banbury</td><td>1,894 1632</td><td>3,684</td><td>770</td><td>6,348</td></tr> <tr> <td>Bicester*</td><td>1,577 1476</td><td>6,273 6,400</td><td>0</td><td>7,977</td></tr> <tr> <td>Heyford Park</td><td>643 553</td><td>1,702</td><td>0</td><td>2,345</td></tr> <tr> <td>Kidlington/Woodstock</td><td>- 472</td><td>- 0</td><td>450</td><td>450 622</td></tr> <tr> <td>Rural Area</td><td>1,106 644</td><td>661 1129</td><td>565</td><td>2,332 2338</td></tr> <tr> <td>Partial Review Sites</td><td>0</td><td>4,586 4400</td><td>0</td><td>4,586 4400</td></tr> <tr> <td>Windfall Projection</td><td>-</td><td>-</td><td>2,040 1400</td><td>2,040 1400</td></tr> <tr> <td>Totals</td><td>5,220 4477</td><td>17,033 16925</td><td>3,825 3185</td><td>26,078 24587</td></tr> </table> <p>*A further 4,300 4,075 homes would be delivered at North West Bicester beyond 2042.</p>		Completions	Existing Supply	New Supply	Totals	Banbury	1,894 1632	3,684	770	6,348	Bicester*	1,577 1476	6,273 6,400	0	7,977	Heyford Park	643 553	1,702	0	2,345	Kidlington/Woodstock	- 472	- 0	450	450 622	Rural Area	1,106 644	661 1129	565	2,332 2338	Partial Review Sites	0	4,586 4400	0	4,586 4400	Windfall Projection	-	-	2,040 1400	2,040 1400	Totals	5,220 4477	17,033 16925	3,825 3185	26,078 24587		
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Addition to Appendix 6c – Consultation Statement Appendices 7 – 12: Update to Appendix 12 And Appendix 7 – Summary of Representations and Officer Responses

LOCAL PLAN PROPOSED SUBMISSION: TRANSITIONAL ARRANGEMENTS AND PLAN PERIOD			
Part of Doc.	Comment / Issue	Rep. Number	Officer Response
Objectives	In terms of strategic objective 1, considers that imposing higher standards at North West Bicester ahead of national guidance has not been effective in supporting delivery and that there are significant advantages to delivery and plan implementation if Future Homes Standard is adopted by the council, including at North West Bicester	LPR-D-321	<p>Disagree, some of the objectives will be more challenging but they remain an appropriate set of objectives for the Plan period. The strategy is considered to be positive and proactive. Imposing higher standards is a key component of this Plan to ensure that we meet the challenge of climate change and ensure sustainable development.</p> <p>The government has released several possible versions of the Building Regulations that are due to come into force in 2025 (the Future Homes Standard/FHS, or Future Buildings Standard/FBS). Analysis has shown that the FHS will not deliver the level of energy efficiency that is necessary for the achievement of the UK's carbon budgets.</p> <p>The previous Government's latest FHS consultation (2023-24) shows that the FHS might not improve fabric at all, whereas the 2019-20 consultation had indicated that fabric would improve (albeit not to the level necessary for carbon budgets as noted above). The national FHS consultation 2023-24 shows that heating bills in one of the FHS options would be double that of a home built today, due to the failure to improve fabric while switching to electric heating (despite the heating system being efficient) in combination with a potential lack of solar panels. This implies a justification for local plan policy on energy efficiency and carbon to exceed those of Building Regulations and the Future Homes Standard, as otherwise it will logically be unable to mitigate climate change in line with the Climate Change Act.</p> <p>Local planning authorities have the legal power, established through the Planning and Energy Act 2008, to reasonably require in their policies: Energy efficiency standards beyond those of Building Regulations, so</p>

			<p>long as these are 'not inconsistent with national technical standards'</p> <p>Given CSD 2 and 3 are primarily based upon metrics used in Building Regulations, both policies are entirely in accordance with the Planning and Energy Act 2008 and are therefore justified in exceeding the standards set out in Building Regulations.</p>
Policy SP1: Settlement Hierarchy	Welcomes the provision of BIC H1 in the policy. Suggests the red line edge of the strategic housing site allocation should be clearly visible around the whole allocation on the policies map	<i>LPR-D-321</i>	Comments noted and welcomed. Changes to the Policies Map have been proposed to show the edge of the strategic housing allocation.
Policy COM1: District Wide Housing Distribution	Welcomes the focus of provision being placed at Bicester as well as the proposed extension to North West Bicester/ Considers that delivery of 3,200 homes at North West Bicester during the plan period is achievable and realistic	<i>LPR-D-321</i>	Comments noted and welcomed.
Policy COM13: Settlement Gaps	Considers that the policy is not justified, effective or consistent with national policy and that the lack of clarity on the intended purpose conveys an absence of justification for the policy. Considers it should not be presumed that separation is instrumental or necessary to ensure protection or enhancement of settlement identity or distinctiveness. Suggests the policy should be deleted, and if retained, recommends a series of amendments	<i>LPR-D-321</i>	<p>Disagree.</p> <p>Policy COM 13 is a positively prepared criteria-based policy introduced following the CLPR establishing its strategy to meet objectively assessed needs to 2042.</p> <p>It is justified by evidence (Green Gaps Study 2024) and Sustainability Appraisal. The concept of 'settlement gaps' is consistent with the NPPF overarching environmental and sustainable development objectives.</p>

