



## URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

### Executive

**2 December 2024**

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
8.	Pages 3 - 130	Proposed Cherwell Local Plan 2042 Appendix 1b, Proposed Cherwell Local Plan 2042 Appendices	Planning Policy, Conservation & Design Manager	Appendices to report published as supplements due to size of documents to facilitate access

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## Appendix 1 – Retained policies list

A review of the 1996 saved policies and adopted Local Plan (2015) and Partial Review Plan (2020) policies was undertaken as part of the preparation of the Local Plan 2042. It was concluded that it is not necessary to save any of the 1996 Local Plan saved policies within this iteration of the Local Plan, therefore each of these policies is either replaced or no longer relevant. There are a small number of adopted Local Plan (2015) and Partial Review (2020) policies that are to be saved in this Plan. The table below summarises how each policy is to be considered. Any saved allocations listed below are included in the accompanying Saved Allocations Document.

Cherwell Local Plan 1996 Saved Policies			Cherwell Local Plan 2042
Policy Number	Description	Retained, Replaced or Other	Replacement Policy
GB2	Outdoor Recreation in The Green Belt	Replaced	COM 12: The Oxford Green Belt
GB3	Major Development Sites in The Green Belt	Replaced	COM 12: The Oxford Green Belt
H16	White Land at Yarnton	Policy no longer relevant	Scheme has been delivered
H17	Replacement of Dwellings	Policy no longer relevant	RUR 6 Replacement Dwellings in the Countryside
H18	New Dwellings in The Countryside	Replaced	RUR 3: New Dwellings in the Countryside
H19	Conversion Of Buildings in The Countryside	Replaced	RUR 4: Conversion of a Rural Building to a Dwelling
H20	Conversion Of Farmstead Buildings	Replaced	RUR 4: Conversion of a Rural Building to a Dwelling
H21	Conversion Of Buildings in Settlements	Replaced	SP 1: Settlement Hierarchy
H23	Retained Caravans	Replaced	COM 8: Residential Caravans
H26	Residential Canal Moorings	Replaced	COM 31: Residential Canal Moorings
S22	Provision of Rear Servicing, Kidlington	Policy no longer relevant	Village centre scheme and part pedestrianisation of High Street delivered
S26	Small Scale Ancillary Retail Outlets in the Rural Areas	Replaced	LEC 10: Town Centre Hierarchy and Retail Uses
S27	Garden Centres in the Rural Areas	Replaced	LEC 10: Town Centre Hierarchy and Retail Uses
S28	Proposals for Small Shops and Extensions to Existing Shops Outside	Replaced	LEC 10: Town Centre Hierarchy and Retail Uses

	Banbury, Bicester and Kidlington Shopping Centres		
S29	Loss of Existing Village Services	Replaced	COM 23: Local Services and Community Facilities
TR1	Transportation Funding	Replaced	COM 15: Active Travel – Walking and Cycling COM 20: Providing Supporting Infrastructure and Services CSD 22: Sustainable Transport and Connectivity Improvements
TR7	Development Attracting Traffic on Minor Roads	Replaced	CSD 23: Assessing Transport Impact/Decide and Provide
TR8	Commercial Facilities for the Motorist	Policy no longer relevant	N/A
TR10	Heavy Goods Vehicles	Replaced	CSD 23: Assessing Transport Impact/Decide and Provide
TR11	Oxford Canal	Replaced	COM 30: The Oxford Canal
TR14	Formation of New Accesses to the Inner Relief Road and Hennef Way, Banbury	Replaced	BAN 3: Banbury Inner Relief Road and Hennef Way
TR16	Access Improvements in the Vicinity of Banbury Railway Station	Replaced	CSD 22: Sustainable Transport and Connectivity Improvements CSD 23: Assessing Transport Impact/Decide and Provide COM 15: Active Travel – Walking and Cycling
TR22	Reservation of Land for Road Schemes in the Countryside	Policy no longer relevant	Schemes largely delivered or not progressed
R5	Use of Redundant Railway Lines and Disused Quarries for Recreation Purposes	Replaced	COM 15: Active Travel – Walking and Cycling COM 24: Open Space, Sport and Recreation
T2	Proposals for Hotels, Motels, Guest Houses and Restaurants within Settlements	Replaced	LEC 9: Tourism
T3	Land Reserved for Hotel and Associated Tourist or Leisure Based Development, in Vicinity of Junction 11 of the M40, Banbury	Policy no longer relevant	Site built out
T5	Proposals for new Hotels, Motels, Guesthouses and Restaurants in the Countryside	Replaced	LEC 9: Tourism LEC 8: Rural Diversification
T7	Conversion of Buildings Beyond Settlements to Self-Catering Holiday Accommodation	Replaced	LEC 9: Tourism LEC 9: Rural Diversification



AG2	Construction of Farm Buildings	Replaced	COM 14: Achieving Well Designed Places COM 10: Protection and Enhancement of the Landscape LEC 6: Supporting a Thriving and Resilient Farming Sector
AG3	Siting of New or Extension to Existing Intensive Livestock and Poultry Units	Replaced	CSD 17: Pollution and Noise
AG4	Waste Disposal from Intensive Livestock and Poultry Units	Replaced	CSD 17: Pollution and Noise CSD 21: Waste Collection and Recycling
AG5	Development Involving Horses	Replaced	N/A
C5	Protection of Ecological Value and Rural Character of Specified Features of Value in the District	Replaced	COM 10: Protection and Enhancement of the Landscape
C6	Development Proposals Adjacent to the River Thames	Replaced	COM 10: Protection and Enhancement of the Landscape
C8	Sporadic Development in the Open Countryside	Replaced	SP 1: Settlement Hierarchy COM 10: Protection and Enhancement of the Landscape COM 13: Settlement Gaps
C11	Protection of the Vista and Setting of Rousham Park	Replaced	COM 26: Historic Environment
C14	Countryside Management Projects	Policy no longer relevant	N/A
C15	Prevention of Coalescence of Settlements	Replaced	COM 10: Protection and Enhancement of the Landscape COM 13: Settlement Gaps
C18	Development Proposals Affecting a Listed Building	Replaced	COM 28: Listed Buildings
C21	Proposals for Re-Use of a Listed Building	Replaced	COM 28: Listed Buildings
C23	Retention of Features Contributing to Character or Appearance of a Conservation Area	Replaced	COM 27: Conservation Areas
C25	Development Affecting the Site or Setting of a Scheduled Ancient Monument	Replaced	COM 26: Historic Environment
C28	Layout, Design and External Appearance of New Development	Replaced	COM 14: Achieving Well Designed Places
C29	Appearance of Development Adjacent to the Oxford Canal	Replaced	COM 14: Achieving Well Designed Places COM 30: The Oxford Canal
C30	Design Control	Replaced	COM 14: Achieving Well Designed Places

C31	Compatibility of Proposals in Residential Areas	Replaced	COM 14: Achieving Well Designed Places
C32	Provision of Facilities for Disabled People	Replaced	COM 5: Residential Space Standards COM 14: Achieving Well Designed Places COM 18: Creating Healthy Communities
C33	Protection of Important Gaps of Undeveloped Land	Replaced	COM 13: Settlement Gaps
C34	Protection of Views of St Mary's Church, Banbury	Replaced	COM 26: Historic Environment COM 27: Conservation Areas COM 28: Listed Buildings
C38	Satellite Dishes in Conservation Areas and on Listed Buildings	Replaced	COM 26: Historic Environment COM 27: Conservation Areas COM 28: Listed Buildings
C39	Telecommunication Masts and Structures	Policy no longer relevant	CO N/A
ENV1	Development Likely to Cause Detrimental Levels of Pollution	Replaced	CSD 17: Pollution and Noise
ENV2	Redevelopment of Sites Causing Serious Detriment to Local Amenity	Replaced	CSD 17: Pollution and Noise CSD 19: Soils, Contaminated Land and Stability
ENV6	Development at Oxford Airport, Kidlington Likely to Increase Noise Nuisance	Replaced	KID 2: London-Oxford Airport
ENV10	Development Proposals Likely to Damage or be at Risk from Hazardous Installations	Replaced	CSD 20: Hazardous Substances
ENV11	Proposals for Installations Handling Hazardous Substances	Replaced	CSD 20: Hazardous Substances
ENV12	Development on Contaminated Land	Replaced	CSD 19: Soils, Contaminated Land and Stability
OA2	Protection of Land at Yarnton Road Recreation Ground, Kidlington for a New Primary School	Policy no longer relevant	N/A
<b>Cherwell Local Plan 2030</b>			<b>Cherwell Local Plan 2042</b>
<b>Policy Number</b>	<b>Description</b>	<b>Retained, Replaced or Other</b>	<b>Replacement Policy</b>
SLE 1	Employment Development	Replaced	LEC 1 Meeting Business and Employment Needs LEC 2: Development at Existing or Allocated Employment Sites LEC 3: New Employment Development on Unallocated Sites

			LEC 4: Ancillary Uses on existing or allocated Employment Sites
SLE 2	Securing Dynamic Town Centres	Replaced	LEC 10 Town Centre Hierarchy and Retail Uses LEC 11: Primary Shopping Areas
SLE 3	Supporting Tourism Growth	Replaced	LEC 9: Tourism
SLE 4	Improved Transport and Connections	Replaced	CSD 22: Sustainable Transport and Connectivity Improvements CSD 23: Assessing Transport Impact/Decide and Provide COM 15: Active Travel – Walking and Cycling
SLE 5	High Speed Rail 2 - London to Birmingham	Policy no longer relevant	High Speed Rail 2 is a national infrastructure project that is dealt through PINS with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure planning applications.
BSC 1	District Wide Housing Distribution	Replaced	COM 1: District Wide Housing Distribution
BSC 2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	Replaced	CSD 25: The Effective and Efficient Use of Land – Brownfield Land and Housing Density
BSC 3	Affordable Housing	Replaced	COM 2: Affordable Housing
BSC 4	Housing Mix	Replaced	COM 3: Housing Size / Type
BSC 5	Area Renewal	Replaced	CSD 25: The Effective and Efficient Use of Land – Brownfield Land and Housing Density
BSC 6	Travelling Communities	Replaced	COM 9: Travelling Communities
BSC 7	Meeting Education Needs	Replaced	COM 21: Meeting Education Needs
BSC 8	Securing Health and Wellbeing	Replaced	COM 17: Health Facilities COM 18: Creating Healthy Communities
BSC 9	Public Services and Utilities	Replaced	COM 22: Public Services and Utilities

BSC 10	Open Space, Outdoor Sport and Recreation Provision	Replaced	COM 24: Open Space, Sport and Recreation
BSC 11	Local Standards of Provision - Outdoor Recreation	Replaced	COM 24: Open Space, Sport and Recreation
BSC 12	Indoor Sport, Recreation and Community Facilities	Replaced	COM 24: Open Space, Sport and Recreation
ESD 1	Mitigating and Adapting to Climate Change	Replaced	CSD 1: Mitigating and Adapting to Climate Change
ESD 2	Energy Hierarchy and Allowable Solutions	Replaced	CSD 2: Achieving Net Zero Carbon Development - Residential CSD 3: Achieving Net Zero Carbon Development, Non-residential
ESD 3	Sustainable Construction	Replaced	CSD 2: Achieving Net Zero Carbon Development - Residential CSD 3: Achieving Net Zero Carbon Development, Non-residential
ESD 4	Decentralised Energy Systems	Replaced	CSD 1: Mitigating and Adapting to Climate Change
ESD 5	Renewable Energy	Replaced	CSD 2: Achieving Net Zero Carbon Development - Residential CSD 3: Achieving Net Zero Carbon Development, Non-residential CSD 6: Renewable Energy
ESD 6	Sustainable Flood Risk Management	Replaced	CSD 7: Sustainable Flood Risk Management
ESD 7	Sustainable Drainage Systems (SuDS)	Replaced	CSD 8: Sustainable Drainage Systems (SuDS)
ESD 8	Water Resources	Replaced	CSD 9: Water Resources and wastewater infrastructure
ESD 9	Protection of the Oxford Meadows SAC	Replaced	CSD 10: Protection of the Oxford Meadows SAC
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Replaced	CSD 12: Biodiversity Net Gain CSD 11: Protection and Enhancement of Biodiversity
ESD 11	Conservation Target Areas	Replaced	CSD 13: Conservation Target Areas
ESD 12	Cotswold Area of Outstanding Natural Beauty (AONB)	Replaced	COM 10: Protection and Enhancement of the Landscape CSD 11: Protection and Enhancement of Biodiversity

ESD 13	Local Landscape Protection and Enhancement	Replaced	COM 10: Protection and Enhancement of the Landscape
ESD 14	Oxford Green Belt	Replaced	COM 12: The Oxford Green Belt
ESD 15	The Character of the Built and Historic Environment	Replaced	COM 26: Historic Environment COM 27: Conservation Areas COM 28: Listed Buildings
ESD 16	The Oxford Canal	Replaced	COM 30: The Oxford Canal
ESD 17	Green Infrastructure	Replaced	CSD 15: Green and Blue Infrastructure
Bicester 1	North West Bicester Eco-Town	Replaced	BIC 1: Bicester Area Strategy BIC H1: Land at North West Bicester
Bicester 2	Graven Hill	Retained	N/A
Bicester 3	South West Bicester Phase 2	Retained	N/A
Bicester 4	Bicester Business Park	Retained	N/A
Bicester 5	Strengthening Bicester Town Centre	Replaced	BIC 1: Bicester Area Strategy LEC 10: Town Centre Hierarchy and Retail Uses
Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Policy no longer relevant	Policy no longer relevant. Scheme has now been delivered.
Bicester 7	Meeting the Need for Open Space, Sport and Recreation	Replaced	COM 24: Open Space, Sport and Recreation BIC 4: Delivery of Green and other Strategic Infrastructure in the Bicester Area
Bicester 8	Former RAF Bicester	Replaced	BIC 6: Former RAF Bicester
Bicester 9	Burial Site Provision in Bicester	Retained	N/A
Bicester 10	Bicester Gateway	Retained	N/A
Bicester 11	Employment Land at North East Bicester	Retained	N/A
Bicester 12	South East Bicester	Retained	N/A
Bicester 13	Gavray Drive	Retained	N/A
Banbury 1	Banbury Canalside	Replaced	BAN 1: Banbury Area Strategy BAN M/U 1: Banbury Canalside
Banbury 2	Hardwick Farm, Southam Road (East and West)	Retained	N/A
Banbury 3	West of Bretch Hill	Retained	N/A
Banbury 4	Bankside Phase 2	Retained	N/A
Banbury 5	North of Hanwell Fields	Retained	N/A
Banbury 6	Employment Land West of M40	Retained	N/A
Banbury 7	Strengthening Banbury Town Centre	Replaced	BAN 7: Banbury Opportunity Areas

			LEC 10: Town Centre Hierarchy and Retail Uses
Banbury 8	Bolton Road Development Area	Replaced	BAN M/U2: Bolton Road
Banbury 9	Spiceball Development Area	Policy no longer relevant	The Spiceball Development Area is almost complete.
Banbury 10	Bretch Hill Regeneration Area	Retained	N/A
Banbury 11	Meeting the Need for Open Space, Sport and Recreation	Replaced	COM 24: Open Space, Sport and Recreation BAN 5: Green and Blue Infrastructure in the Banbury Area
Banbury 12	Land for the Relocation of Banbury United FC	Retained	N/A
Banbury 13	Burial Site Provision in Banbury	Retained	N/A
Banbury 14	Cherwell Country Park	Retained	Cherwell Country Park boundary updated
Banbury 15	Employment Land North East of Junction 11	Retained	N/A
Banbury 16	South of Salt Way - West	Retained	N/A
Banbury 17	South of Salt Way - East	Retained	N/A
Banbury 18	Land at Drayton Lodge Farm	Retained	N/A
Banbury 19	Land at Higham Way	Replaced	BAN E1: Land at Higham Way
Kidlington 1	Accommodating High Value Employment Needs	Replaced	KID 1: Kidlington Area Strategy LEC 1 Meeting Business and Employment Needs LEC 2: Development at Existing or Allocated Employment Sites LEC 3: New Employment Development on Unallocated Sites
Kidlington 2	Strengthening Kidlington Village Centre	Replaced	KID 1: Kidlington Area Strategy LEC 10: Town Centre Hierarchy and Retail Uses LEC 11: Primary Shopping Areas
Villages 1	Village Categorisation	Replaced	SP 1: Settlement Hierarchy
Villages 2	Distributing Growth Across the Rural Areas	Replaced	RUR 1: Rural Areas Strategy
Villages 3	Rural Exception Sites	Replaced	RUR 2: Rural Exception Sites
Villages 4	Meeting the Need for Open Space, Sport and Recreation	Replaced	COM 24: Open Space, Sport and Recreation
Villages 5	Former RAF Upper Heyford	Retained	N/A

INF 1	Infrastructure	Replaced	COM 20: Providing Supporting Infrastructure and Services
Cherwell Local Plan Partial Review			Cherwell Local Plan 2042
Policy Number	Description	Retained, Replaced or Other	Replacement Policy
PR1	Achieving Sustainable Development for Oxford's Needs	Retained	N/A
PR2	Housing Mix, Tenure and Size	Retained	N/A
PR3	The Oxford Green Belt	Retained	N/A
PR4a	Sustainable Transport	Retained	N/A
PR4b	Kidlington Centre	Retained	N/A
PR5	Green Infrastructure	Retained	N/A
PR6a	Land East of Oxford Road, North Oxford	Retained	N/A
PR6b	Land West of Oxford Road, North Oxford	Retained	N/A
PR6c	Land at Frieze Farm	Retained	N/A
PR7a	Land South East of Kidlington, Kidlington	Retained	N/A
PR7b	Land at Stratfield Farm, Kidlington	Retained	N/A
PR8	Land East of the A44, Begbroke	Retained	N/A
PR9	Land West of Yarnton, Yarnton	Retained	N/A
PR11	Infrastructure Delivery	Retained	N/A
PR12a	Delivering Sites and Maintaining Housing Supply	Replaced	COM 1: District Wide Housing Distribution
PR12b	Sites Not Allocated in the Partial Review	Replaced	COM 1: District Wide Housing Distribution
PR13	Monitoring and Securing Delivery	Replaced	IMP 1: Delivery and Contingency

# Appendix 2: Housing Supply and Trajectory

## Housing Trajectory 2020 to 2042

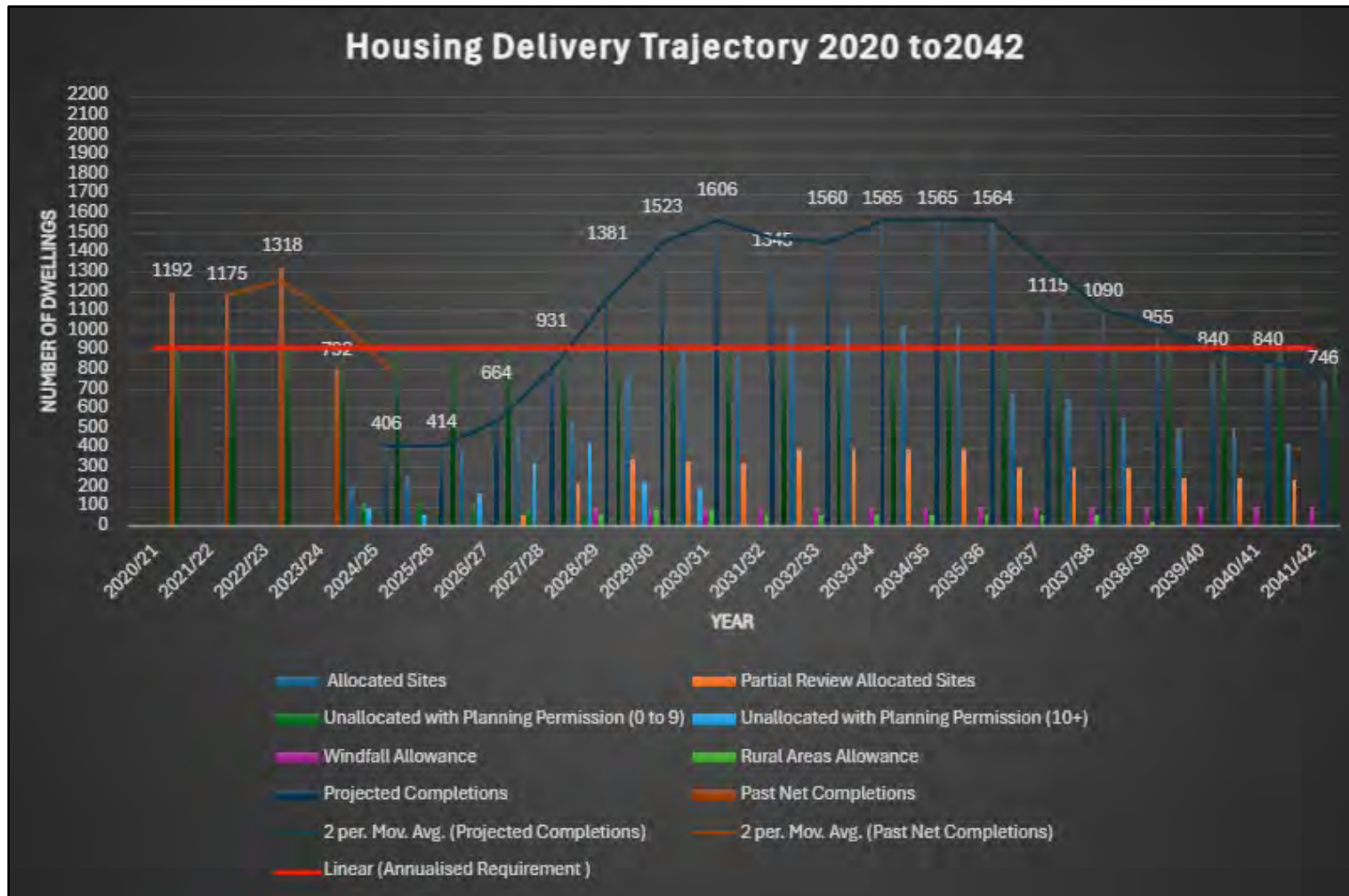
The housing trajectory charts demonstrate past completions between 2020 and 2024. Projected completions between 2024 and 2042. Expected annual delivery rates from all known sources of supply. (Planning permission, site allocations, rural allowance, windfall allowance). The annualised requirement (red line) provides a visual overview of how projected delivery compares to the annualised requirement over the plan period.



## Housing Trajectory Chart 2020 to 2042

Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	
Proposed Allocated Sites with Permission (status at 31/03/2024)																							
Proposed Allocated Sites Without Permission (status at 31/03/2024)											125	150	145	150	150	150	150	150	50				
Planning Permission on Unallocated Large Sites (10 and over) (status at 31/03/2024)					90	51	168	246	229	88	50	0	0	0	0	0	0	0	0	0	0	0	0
Unallocated Site Appeal Decisions (01/04/2024 to 29/07/2024)								75	197	140	140												
Planning Permission on Sites (0-9) (status at 31/03/2024)					114	115	115	75	52														
Retained/Replaced Sites Adopted in the 2015 Cherwell Local Plan Without Permission (status at 31/03/2024)								30	33	180	210	600	750	750	750	749	400	400	400	400	400	316	
Retained /Replaced Sites Adopted in the 2015 Cherwell Local Plan With Permission (status at 31/03/2024)					202	248	381	455	500	600	576	125	125	125	125	125	125	100	100	100	100	100	
Retained Sites Adopted in the 2020 Cherwell Local Plan Partial Review								50	220	340	330	376	376	376	376	376	265	263	263	263	263	263	
<b>Total Existing Commitments</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>406</b>	<b>414</b>	<b>664</b>	<b>931</b>	<b>1231</b>	<b>1348</b>	<b>1431</b>	<b>1251</b>	<b>1396</b>	<b>1401</b>	<b>1401</b>	<b>1400</b>	<b>940</b>	<b>913</b>	<b>813</b>	<b>763</b>	<b>763</b>	<b>679</b>	
Allowance for Windfall									100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Rural Allowance									50	75	75	50	50	50	50	50	50	50	15				
Total Past Net Completions	1192	1175	1318	792																			
Total Projected Completions					<b>406</b>	<b>414</b>	<b>664</b>	<b>931</b>	<b>1381</b>	<b>1523</b>	<b>1606</b>	<b>1401</b>	<b>1546</b>	<b>1551</b>	<b>1551</b>	<b>1550</b>	<b>1090</b>	<b>1063</b>	<b>928</b>	<b>863</b>	<b>863</b>	<b>779</b>	
<b>Cumulative Completions</b>	<b>1192</b>	<b>2367</b>	<b>3685</b>	<b>4477</b>	<b>4883</b>	<b>5297</b>	<b>5961</b>	<b>6892</b>	<b>8273</b>	<b>9796</b>	<b>11402</b>	<b>12803</b>	<b>14349</b>	<b>15900</b>	<b>17451</b>	<b>19001</b>	<b>20091</b>	<b>21154</b>	<b>22082</b>	<b>22945</b>	<b>23808</b>	<b>24587</b>	
PLAN -Overall Housing Requirement Annualised	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	911	
Cumulative Requirement	911	1822	2733	3644	4555	5466	6377	7288	8199	9110	10021	10932	11843	12754	13665	14576	15487	16398	17309	18220	19131	20042	
No. of Dwellings Completed Above or Below Cumulative Requirement	281	545	952	833	328	-169	-416	-396	74	686	1381	1871	2506	3146	3786	4425	4604	4756	4773	4725	4677	4545	

Housing Trajectory Graph 2020 to 2042



## Appendix 3: Monitoring Framework

The table below sets out the monitoring framework. The tables list the indicators and targets used to measure the effectiveness of the Local Plan 2042 policies.

This monitoring framework will be used alongside the Sustainability Appraisal, which sets out the indicators required to monitor the likely 'significant effects' of the Plan's policies. The monitoring framework below sets out how the Strategic Objectives of the Sustainability Appraisal and Local Plan policies will be measured.

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>SP 1</b>	Settlement Hierarchy	Monitor the delivery of new residential development by settlement	Appropriate type of residential development delivered for its settlement location
<b>Theme 1: Meeting the Challenge of Climate Change and Ensuring Sustainable Development</b>			
<b>Strategic Objectives: SO 1, SO 2, SO 3, SO 4, SO 5, SO 6</b>			
<b>CSD 1</b>	Mitigating and Adapting to Climate Change	New development (including new buildings, conversions and the refurbishment of existing buildings) achieving resilience to climate change impacts and mitigation of the impact of development on climate change	100% of new development (including new buildings, conversions and the refurbishment of existing buildings) achieving resilience to climate change impacts and mitigation of the impact of development on climate change
<b>CSD 2</b>	Achieving Net Zero Carbon Development - Residential	New residential permissions achieving net zero operation carbon from total energy use	100% of new residential developments achieving net zero operation carbon from total energy use
<b>CSD 3</b>	Achieving Net Zero Carbon Development, Non-residential	New non-residential development of 500m2 or more achieving net zero	Annual increase of new non-residential development of 500m2 or more achieving

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
		operation carbon emissions from regulated energy uses	net zero operation carbon emissions from regulated energy uses
<b>CSD 4</b>	Improving Energy and Carbon Performance in Existing Buildings	Submission of an appropriate energy statement with applications for existing buildings creating 10+ homes or 1000sqm + floorspace	100% submission of appropriate energy statements with applications for existing buildings creating 10+ homes or 1000sqm + floorspace
<b>CSD 5</b>	Embodied Carbon	Submission of a RICS Whole Life Carbon Assessment methodology demonstrating compliance with the target limit, with all large-scale major development.	All large-scale major development proposals to submit a Whole Life Carbon Assessment methodology.
<b>CSD 6</b>	Renewable Energy	Planning applications and permissions for renewable energy development (type, location, description)	Zero applications for renewable energy approved that would result in adverse impacts
<b>CSD 7</b>	Sustainable Flood Risk Management	Monitor the sequential approach to development applying the sequential approach	100% submission of appropriate site-specific flood risk assessments accompanying relevant planning applications
<b>CSD 8</b>	Sustainable Drainage Systems (SuDS)	Developments using Sustainable Urban Drainage Systems (SuDS) in line with the hierarchy for the management of surface water run-off.	Maximise use of SuDs including for biodiversity and amenity value

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>CSD 9</b>	Water Resources and Wastewater Infrastructure	New homes designed to a water efficiency standard of 110 litres/head/day (l/h/d)	100% of new homes designed to a water efficiency standard of 110 litres/head/day (l/h/d)
<b>CSD 10</b>	Protection of the Oxford Meadows SAC	Improvement of the water quality and the hydrological regime of the Oxford Meadows SAC	Maximise Improvement of the water quality and the hydrological regime of the Oxford Meadows SAC
<b>CSD 11</b>	Protection and Enhancement of Biodiversity	Monitor the protection, restoration and expansion of protected sites, habitats and species.	Maximise the protection restoration and expansion of protected sites, habitats and species.
<b>CSD 12</b>	Biodiversity Net Gain	Demonstration of 10% biodiversity net gain on development proposals	10% biodiversity net gain achieved on 100% of relevant applications
		Demonstration of 20% biodiversity net gain in the Nature Recovery Network Core and Recovery Zones	20% biodiversity net gain achieved on 100% of relevant applications
<b>CSD 13</b>	Conservation Target Areas	Submission of biodiversity survey and report for proposed development adjacent to or within a Conservation Target Area	Submission of biodiversity survey and report for 100% of proposed development adjacent to or within a Conservation Target Area
<b>CSD 14</b>	Natural Capital and Ecosystem Services	Submission of a Natural Capital Assessment with all major development proposals, demonstrating the impact of development on environment and any net gain to be secured.	Submission of a Natural Capital Assessment with all major development proposals.  Evidence of net gain secured

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>CSD 15</b>	Green and Blue Infrastructure	Integrated GBI in development proposals. Off-site provision for biodiversity net gain	Integrated GBI in all relevant developments.  Annual reduction for the approval of off-site biodiversity net gain
<b>CSD 16</b>	Air Quality	Submission of an air quality assessment and sustainable management plan for relevant development proposals	All relevant applications to submit an air quality assessment and sustainable management plan.
<b>CSD 17</b>	Pollution and Noise	Monitor proposals for development that would result in unacceptable risk to public health or safety he environment, general amenity or existing uses due to the potential of air pollution, noise nuisance, vibration, odour, light pollution, surface/ground water sources or land pollution.	100% of development proposals refused that would result in unacceptable risk to public health or safety the environment, general amenity or existing uses due to the potential of air pollution, noise nuisance, vibration, odour, light pollution, surface/ground water sources or land pollution.
<b>CSD 18</b>	Light Pollution	Monitor proposals for development that would result in harmful light pollution to people and wildlife	100% of development proposals refused that would result in harmful light pollution to people and wildlife
<b>CSD 19</b>	Soils, Contaminated Land and Stability	Monitor proposals for development on contaminated land	100% of development proposals on contaminated land refused where appropriate mitigation cannot be delivered
<b>CSD 20</b>	Hazardous Substances	Consult relevant authorities for development proposals involving the	Zero development proposals permitted involving the use, movement or storage of hazardous substances where the relevant

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
		use, movement or storage of hazardous substances	authorities are not satisfied that appropriate safeguards are in place to ensure there is no unacceptable risk on human health, safety and the environment.
<b>CSD 21</b>	Waste Collection and Recycling	Suitable facilities provided on new development to enable occupiers to separate and store waste for recycling	Year on increase in suitable facilities provided on new development to enable occupiers to separate and store waste for recycling
<b>CSD 22</b>	Sustainable Transport and Connectivity Improvements	Monitor the delivery of transport plans and initiatives that support the delivery of the Local Plan identified within the Oxfordshire Local Transport and Connectivity Plan.	Implementation of transport improvements that support delivery of the Local Plan
<b>CSD 23</b>	Assessing Transport Impact/Decide and Provide	Monitor the delivery of public transport schemes and the improvement and delivery of walking and cycling routes that serve new development.	To ensure the timely delivery of public transport and the improvement and delivery of walking and cycling routes that serve new development.
<b>CSD 24</b>	Freight	Provision of local delivery hubs that reduce traffic	A reduction in traffic because of the provision of local delivery hubs that reduce traffic
<b>CSD 25</b>	The Effective and Efficient Use of Land – Brownfield Land and Housing Density	Monitor the delivery of residential development in compliance with minimum density requirements.	New residential development is delivered applying the following density requirements:

Policy Reference	Policy Title	Local Plan Indicators	Target
			<ul style="list-style-type: none"> <li>• 5 dwellings/hectare within existing settlements of Banbury, Bicester, Kidlington, and Heyford Park;</li> <li>• 40 dwellings /hectare urban extensions (less than 50 hectares);</li> <li>• 35 dwellings /hectare urban extensions (more than 50 hectares), and</li> <li>• 35 dwellings /hectare rural and other areas</li> </ul>
<b>Theme 2: Maintaining and Developing a Sustainable Local Economy</b>			
<b>Strategic Objectives: SO 7, SO 8, SO 9, SO 10</b>			
<b>LEC 1</b>	Meeting Business and Employment Needs	<p>Employment land permitted and completed for employment use. (Use class, Sqm of floorspace, hectares of land)</p> <p>Loss of employment land to other uses</p>	<p>Delivery of employment land identified in the adopted Local Plan</p> <p>No overall net loss of employment land</p>
<b>LEC 2</b>	Development at Existing or Allocated Employment Sites	<p>Employment land permitted and completed for employment use</p> <p>(Use class, Sqm of floorspace, hectares of land)</p>	100% take up of existing and allocated employment land by the end of the plan period
<b>LEC 3</b>	New Employment Development on Unallocated	Employment land permitted and completed for employment use	Delivery of appropriate employment development on unallocated sites



<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
	Sites	(Use class, Sqm of floorspace, hectares of land)	Refusal of inappropriate employment development on unallocated sites
<b>LEC 4</b>	Ancillary Uses in Existing or Allocated Employment Sites	Proposals for the development of uses other than E(g) B2 and B8 business uses on allocated employment sites	Zero development proposals approved were criteria i, ii and iii of Policy LEC 4 has not been met
<b>LEC 5</b>	Community Employment Plans (CEP)	Submission of site-specific CEP employment plans on significant development	Maximise opportunities for sourcing local produce, suppliers and services, during both construction and operation of significant development
<b>LEC 6</b>	Supporting a Thriving and Resilient Farming Sector	Demonstration of 20% BNG on development proposals that assist in retaining land and buildings in productive farming, or environmental stewardship	BNG increase of 20% achieved  Submission of an appropriate viability appraisal where 20% BNG cannot be achieved
<b>LEC 7</b>	Best and Most Versatile Agricultural Land	Monitor applications for development that would result in the loss of best and most versatile agricultural land	Zero net loss of best and most versatile agricultural land  Submission of an appropriate Agricultural Land Classification Report To be accompanied by any application resulting in loss of best and most versatile agricultural land
<b>LEC 8</b>	Rural Diversification	Monitor planning permissions and delivery of development for rural diversification	Increase in appropriate rural diversification* that promotes economic activity in Cherwell Villages *Refer to Policy SP1 Settlement Hierarchy

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>LEC 9</b>	Tourism	Monitor planning permissions and delivery of development for tourist and visitor facilities	Increase in appropriate tourist and visitor facilities*that meet with 'town centre first' principles.  *Refer to Policy SP1 Settlement Hierarchy
<b>LEC 10</b>	Town Centre Hierarchy and Retail Uses	Monitor planning applications, permissions and delivery for appropriate development in the defined town centre boundaries.	No net loss of town centre use floorspace within the defined town centre boundaries of Banbury, Bicester and Kidlington  Submission of appropriate Impact Assessments with planning applications for retail or leisure proposals outside of defined centres (threshold: Banbury over 2000m <sup>2</sup> (gross), Bicester 1500m <sup>2</sup> (gross) Elsewhere 350m <sup>2</sup> (gross))
<b>LEC 11</b>	Primary Shopping Areas	Monitor the number of losses of an E Class Use at ground floor in Primary Shopping Areas	No net loss of an E use class at ground floor level within Primary Shopping Areas
<b>LEC 12</b>	Outdoor Markets	Delivery of new outdoor markets and maintain existing outdoor markets	Gain of appropriate new outdoor markets  No loss of existing outdoor markets
<b>LEC 13</b>	Shopfronts and signage	Monitor proposals for new or altered shopfronts and advertisements where permission is required	Appropriately designed shopfronts and advertisements
<b>Theme 3: Building Healthy and Sustainable Communities</b>			
<b>SO 11, SO 11, SO 13, SO 14, SO 15</b>			

Policy Reference	Policy Title	Local Plan Indicators	Target
<b>COM 1</b>	District Wide Housing Distribution	<p>Number of dwellings permitted and completed by area and strategic allocation.</p> <p>Number of dwellings permitted and completed on non-strategic allocations by area.</p> <p>Number of dwellings permitted and completed on small and large windfall sites by area.</p>	<p>Housing delivery that meets the defined housing need between 2020 and 2042, in accordance with the Settlement Hierarchy (Policy SP1) and Policy COM 1</p> <p>Maintaining and publishing an annual 5-year housing land supply position</p>
<b>COM 2</b>	Affordable Housing	<p>Percentage, tenure and area of affordable homes (10 or more dwellings (gross) or which would be provided on sites suitable for 10 or more dwellings (gross) permitted and completed</p> <p>Monitor development of a minimum of 400 dwellings</p>	<p>Delivery of the appropriate proportion and tenure of affordable homes on qualifying developments</p> <ul style="list-style-type: none"> <li>• Banbury - 30%</li> <li>• Bicester - 30%</li> <li>• Kidlington - 35%</li> <li>• Elsewhere - 35%</li> </ul> <p>70% social or affordable rent and 30% other forms of affordable housing.</p> <p>Delivery of a minimum of 60 units of affordable extra care on sites of 400 or more dwellings.</p>

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>COM 3</b>	Housing Size / Type	Average housing mix of planning permission (data shown by area).	Delivery of appropriate housing size and type that meets housing need over the plan period
<b>COM 4</b>	Specialist Housing	Quantum and type of housing designed for elderly persons and those with specialist needs as part of strategic allocations and non-strategic allocations within the district.	Delivery of appropriate housing to meet housing need for elderly persons and those with special needs over the plan period
<b>COM 5</b>	Residential Space Standards	Access to external residential space	Provision of external residential space for all new dwellings
<b>COM 6</b>	Self-Build and Custom-Build Housing	Monitor the delivery of self-build and custom-build housing on developments of 100 or more dwellings.	On an annual basis achieve the delivery of a minimum of 5% of self-build or custom build dwellings on qualifying sites
<b>COM 7</b>	Sub-division of Dwellings and Homes in Multiple Occupation	Proposals for sub-division of dwellings and homes in multiple occupation	100% of permitted proposals for sub-division of dwellings and homes in multiple occupation complying with parking standards
<b>COM 8</b>	Residential Caravans	Temporary permission for the location of residential caravans	100% of residential caravans removed from its temporary location following expiration of the permission
<b>COM 9</b>	Travelling Communities	Net additional pitches for gypsy and travellers and plots for travelling show people.  Loss of sites, pitches or plots	To meet the identified pitches requirement for gypsy and travellers and travelling show people plots  No net loss of sites, pitches or plots with clear demonstration of need or suitability.

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
			Maintain a 5yhls.
<b>COM 10</b>	Protection and Enhancement of the Landscape	Planning permissions and development within the Cotswolds AONB (National Landscape)	Preserve and respect the character and appearance of Cherwell's landscape
<b>COM 11</b>	Cherwell Local Landscape Designations	Development proposals within or affecting a designated local landscape	Appropriate management of development recommendations within or affecting a designated local landscape
<b>COM 12</b>	The Oxford Green Belt	Planning permissions and development in the Oxford Green Belt.	No inappropriate development in the green belt unless very special circumstances demonstrated.
<b>COM 13</b>	Settlement Gaps	Development proposals located within a strategic gap	Retain separate identity of settlements  No coalescence of built-up areas
<b>COM 14</b>			
<b>COM 15</b>	Active Travel – Walking and Cycling	Monitor the number and type (walking, cycling) of active travel routes secured and delivered through Section 106 Agreements	New and improved schemes for walking and cycling routes secured and delivered
<b>COM 16</b>			
<b>COM 17</b>	Health Facilities	Monitor the funding and monetary contributions received for healthcare and wellbeing schemes, as outlined within the Council's Infrastructure Delivery Plan.	New and improved schemes for health facilities secured and delivered
<b>COM 18</b>	Creating Healthy Communities	Planning applications supported by an appropriate Health and Impact Assessment	All relevant applications to provide an appropriate HIA.

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>COM 19</b>	Hot Food Takeaways	Proposals and permissions for hot food takeaways	Zero proposals for hot food takeaways permitted where located within a five-minute walk of a school or playground, unless located within an established local shopping centre.
<b>COM 20</b>	Providing Supporting Infrastructure and Services	Planning applications supported by an independent Viability Assessment	Delivery of necessary infrastructure and services on qualifying development
<b>COM 21</b>	Meeting Education Needs	Provision of further and higher education facilities.	Delivery of further and higher education identified in the Councils Infrastructure Delivery Plan.
<b>COM 22</b>	Public Services and Utilities	Access to high-speed broadband and mobile data connectivity from a range of providers	Access to high-speed broadband and mobile data connectivity from a range of providers for all new development
<b>COM 23</b>	Local Services and Community Facilities	<p>Monitor the provision of improvements to existing and provision of new community facilities by type and location</p> <p>Monitor the loss of existing community facilities and services</p> <p>Registration of Assets of Community Value</p>	<p>Provision and improvements to community facilities in accordance with standards.</p> <p>No net loss of community facilities and services without appropriate justification</p>
<b>COM 24</b>	Open Space, Sport and	Monitor the funding and monetary contributions received for open space	Onsite delivery and/or contributions received detailed in the Local Cherwell

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
	Recreation	and sports and recreation facilities, as outlined within the 'Local Cherwell Standards for Leisure Provision' and the Council's Infrastructure Delivery Plan.	Standards for Leisure Provision and/or the Council's Infrastructure Delivery Plan.
<b>COM 25</b>	Local Green Space	Planning permissions and development on designated Local Green Spaces.	No loss of designated green space unless in very special circumstances
<b>COM 26</b>	Historic Environment	Planning permissions and development affecting a designated heritage asset	No development allowed that would lead to harm to the significance of a designated heritage asset unless there is clear public benefit to outweigh the harm
<b>COM 27</b>	Conservation Areas	Planning permission for the sympathetic restoration and reuse of a building in a conservation area	Avoid unacceptable loss of buildings in conservation areas
<b>COM 28</b>	Listed Buildings	Number of buildings on the 'Heritage at Risk' Register.	To protect all buildings on the 'Heritage at Risk' Register and facilitate their subsequent removal from the Register.
<b>COM 29</b>	Registered Parks and Gardens and Historic Battlefields	Development located within or affecting registered parks and gardens and historic battlefields	Preserve the significance of the heritage asset
<b>COM 30</b>	The Oxford Canal	Monitor planning permissions and development located within the Oxford Canal corridor	Protect and enhance the part of the Oxford Canal corridor which passes through Cherwell District
<b>COM 31</b>	Residential Canal Moorings	Development proposals for siting of permanent residential canal moorings	100% located within or immediately adjacent to the built-up limits of a settlement  Provision of adequate car parking

Policy Reference	Policy Title	Local Plan Indicators	Target
<b>Banbury Area Strategy</b>			
<b>BAN 1</b>	Banbury Area Strategy	Monitor planning permissions for development listed in the Banbury Area Strategy (New and amended site allocations, retained allocations, windfall)	To achieve the vision and objectives for Banbury and to ensure new development meets the requirements of the Settlement Hierarchy (SP1) and Banbury Area Strategy
<b>BAN 2</b>	Delivery of Transport Schemes	Monitor the delivery of transport infrastructure for Banbury (listed in Policy BAN 2)	Delivery of sustainable transport benefitting the Banbury area
<b>BAN 3</b>	Development in the Vicinity of Banbury Railway Station	Planning applications, permissions and delivery of development in the vicinity of Banbury Railway Station	No development that would harm proposed transport improvements in the vicinity of Banbury Railway Station
<b>BAN 4</b>	Green and Blue Infrastructure in the Banbury Area	Monitor funding and monetary contributions received for projects in the Banbury area identified in the Cherwell Green and Blue Infrastructure Strategy	Delivery of green and blue infrastructure projects benefitting the Banbury area
<b>BAN 5</b>	Horton Hospital Site	Monitor planning applications, permissions and development for the redevelopment of the Horton Hospital site.	Progress the appropriate redevelopment of the Horton Hospital site.
<b>BAN 6</b>	Banbury Opportunity Areas	Monitor planning applications, permissions and development for the redevelopment of: <ul style="list-style-type: none"> <li>• Bridge Street/Concorde Avenue</li> <li>• George Street/Cherwell Street/Bridge Street</li> </ul>	Progress the appropriate redevelopment of <ul style="list-style-type: none"> <li>• Bridge Street/Concorde Avenue</li> <li>• George Street/Cherwell Street/Bridge Street</li> </ul>



<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>BAN M/U1</b>	Banbury Canalside	Monitor planning progress/ implementation for the delivery of development at Banbury Canalside (in accordance with a Masterplan and design code)	Delivery of the Banbury Canalside allocation for: <ul style="list-style-type: none"> <li>• 700 dwellings</li> <li>• 7 hectares of E (g), B2, B8 use</li> </ul>
<b>BAN H2</b>	East of Bloxham Road	Monitor planning applications, progress/implementation for the delivery of development at East of Bloxham Road (in accordance with a Masterplan and design code)	Delivery of the East of Bloxham Road allocation for: <ul style="list-style-type: none"> <li>• 600 dwellings</li> </ul>
<b>BAN H3</b>	Calthorpe Street	Monitor planning applications, progress/implementation for the delivery of development at Calthorpe Street (in accordance with a Masterplan and design code)	Delivery of the Calthorpe Street allocation for: <ul style="list-style-type: none"> <li>• 170 dwellings</li> </ul>
<b>BAN M/U2</b>	Bolton Road	Monitor planning applications, progress/implementation for the delivery of development at Bolton Road (in accordance with a Masterplan and design code)	Delivery of the Bolton Road allocation for: <ul style="list-style-type: none"> <li>• 200 dwellings</li> </ul>
<b>BAN E1</b>	Land at Higham Way	Monitor planning applications, progress/implementation for the delivery of development at Land at Higham Way	Delivery of Land at Higham Way for: <ul style="list-style-type: none"> <li>• 3 hectares of employment land</li> </ul>
<b>Bicester Area Strategy</b>			
<b>BIC 1</b>	Bicester Area Strategy	Monitor planning permissions for development listed in the Bicester Area Strategy (New and amended site	To achieve the vision and objectives for Bicester and to ensure new development

Policy Reference	Policy Title	Local Plan Indicators	Target
		allocations, retained allocations, windfall)	meets the requirements of the Settlement Hierarchy (SP1) and Bicester Area Strategy
<b>BIC 2</b>	Delivery of Transport Schemes within the Bicester Area	Monitor the delivery of transport infrastructure for Bicester (listed in Policy BIC 2)	Delivery of sustainable transport benefitting the Bicester area
<b>BIC 3</b>	Safeguarding of Land for Strategic Transport Schemes in the Bicester Area	Monitor progress for the delivery of: <ul style="list-style-type: none"> <li>• Land for a south-east link road north of Wendlebury</li> <li>• The realignment of Howes Lane</li> <li>• Land adjacent to the southbound off-slip from the M40 at Junction 9</li> <li>• The planned route for East-West rail.</li> </ul>	To secure highways and sustainable transport improvements that can accommodate planned growth over the plan period at: <ul style="list-style-type: none"> <li>• Land for a south-east link road north of Wendlebury</li> <li>• The realignment of Howes Lane</li> <li>• Land adjacent to the southbound off-slip from the M40 at Junction 9</li> <li>• The planned route for East-West rail.</li> </ul>
<b>BIC 4</b>	Delivery of Green and other Strategic Infrastructure in the Bicester Area	Monitor funding and monetary contributions received for projects in the Bicester area identified in the Cherwell Green and Blue Infrastructure Strategy	Delivery of green and other infrastructure projects benefitting the Bicester area
<b>BIC 5</b>	Bicester Opportunity Areas	Monitor planning applications, permissions and completions for the redevelopment of: <p>Site 1: Bure Place/ Wesley Lane/ Sheep Street</p>	Redevelopment of: <p>Site 1: Bure Place/ Wesley Lane/ Sheep Street</p> <p>Site 2: Market Place (Square)</p> <p>Site 3: London Road Area</p>

Policy Reference	Policy Title	Local Plan Indicators	Target
		Site 2: Market Place (Square) Site 3: London Road Area Site 4: Bicester Depot	Site 4: Bicester Depot
<b>BIC 6</b>	Former RAF Bicester	Monitor planning applications, permissions and development at the Former RAF Bicester site.	Delivery of: <ul style="list-style-type: none"> <li>• Conservation led proposals for; <ul style="list-style-type: none"> <li>○ Heritage, tourism uses, leisure, recreation, employment and community uses</li> </ul> </li> </ul>
<b>BIC H1</b>	Northwest Bicester	Monitor planning applications, progress/implementation for the delivery of development at Northwest Bicester (in accordance with a Masterplan, design code, Cherwell Design Guide (or superseding guidance) <ul style="list-style-type: none"> <li>• 7,500 dwellings (3,200 up to 2042)</li> <li>• 10 hectares of employment land</li> </ul>	Delivery of: <ul style="list-style-type: none"> <li>• 3,200 homes up to 2042</li> <li>• 10 hectares of employment land</li> </ul>
<b>BIC E1</b>	Land East of Junction 9 -M40	Monitor planning applications, progress/implementation for the delivery of development at Land East of Junction 9-M40 (in accordance with a Masterplan and design code <ul style="list-style-type: none"> <li>• 30 hectares of developable employment land (covering E1, E2 and E3)</li> </ul>	Delivery of: <ul style="list-style-type: none"> <li>• 30 hectares of developable employment land (covering E1, E2 and E3)</li> <li>•</li> </ul>

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>BIC E2</b>	Land South of Chesterton	<p>Monitor planning applications, progress/implementation for the delivery of development at Land South of Chesterton (in accordance with a Masterplan and design code</p> <ul style="list-style-type: none"> <li>• 9 hectares of developable employment land (covering E1, E2 and E3)</li> </ul>	<p>Delivery of:</p> <ul style="list-style-type: none"> <li>• 9 hectares of developable employment land (covering E1, E2 and E3)</li> </ul>
<b>BIC E3</b>	Land at Lodge Farm Chesterton	<p>Monitor planning applications, progress/implementation for the delivery of development at Land at Lodge Farm Chesterton (in accordance with a Masterplan and design code</p> <ul style="list-style-type: none"> <li>• 25 hectares of developable employment land (covering E1, E2 and E3)</li> </ul>	<p>Delivery of:</p> <p>25 hectares of developable employment land (covering E1, E2 and E3)</p>
<b>BIC E4</b>	Land Southwest of Graven Hill	<p>Monitor planning applications, progress/implementation for the delivery of development at Land Southwest of Graven Hill (in accordance with a Masterplan and design code</p> <ul style="list-style-type: none"> <li>• 17 hectares of developable employment land (Mixed use B2, B8 and E(g) i/ii/iii uses)</li> </ul>	<p>Delivery of:</p> <p>17 hectares of developable employment land (Mixed use B2, B8 and E(g) i/ii/iii uses)</p>

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
<b>BIC E5</b>	Land adjacent to Symmetry Park	Monitor planning applications, progress/implementation for the delivery of development at Land adjacent to Symmetry Park (in accordance with a Masterplan and design code) <ul style="list-style-type: none"> <li>6 hectares of developable employment land (Mixed use B2, B8 and E(g) i/ii/iii uses)</li> </ul>	Delivery off: <ul style="list-style-type: none"> <li>6 hectares of developable employment land (Mixed use B2, B8 and E(g) i/ii/iii uses)</li> </ul>
<b>Kidlington Area Strategy</b>			
KID 1	Kidlington Area Strategy	Monitor planning permissions for development listed in the Kidlington Area Strategy (New and amended site allocations, retained allocations, windfall)	To achieve the vision and objectives for the Kidlington area and to ensure new development meets the requirements of the Settlement Hierarchy (SP1) and Kidlington Area Strategy
KID 2	London Oxford Airport	Monitor planning applications, and decisions for London Oxford Airport	Delivery of development within the control of Cherwell District Council that meets the criterion for Policy KID 2
KID 3	Delivery of Transport Schemes within the Kidlington Area	Monitor the delivery of transport schemes benefitting the Kidlington Area	Delivery of transport infrastructure benefitting Kidlington Area
KID 4	Kidlington Area Strategy – Green and Blue Infrastructure	Monitor receipt of contributions and delivery of schemes for the protection and enhancement of: <ol style="list-style-type: none"> <li>Expanding and enhancing the network of footpaths and trails;</li> </ol>	Receipt of contributions and delivery of: <ol style="list-style-type: none"> <li>Expanding and enhancing the network of footpaths and trails;</li> <li>Enhancing the Oxford Canal and River Cherwell blue corridors;</li> </ol>

Policy Reference	Policy Title	Local Plan Indicators	Target
		ii. Enhancing the Oxford Canal and River Cherwell blue corridors; iii. New and enhanced access to the canal and river, and iv. Greening Kidlington village centre and supporting walking and cycling.	iii. New and enhanced access to the canal and river, and iv. Greening Kidlington village centre and supporting walking and cycling.
KID 5	Development within and adjoining Kidlington Village Centre	Monitor planning applications, permissions and delivery of development within or close to the centre of Kidlington	Delivery of appropriate development within and adjoining Kidlington Village Centre
KID H1	South-East of Woodstock	Monitor planning applications, progress/implementation for the delivery of development at South-East of Woodstock (in accordance with a Masterplan and design code:  <ul style="list-style-type: none"> <li>• 450 dwellings</li> </ul>	Delivery of:  <ul style="list-style-type: none"> <li>• 450 dwellings at land Southeast of Woodstock</li> </ul>
<b>Heyford Area Strategy</b>			
<b>HEY 1</b>	Heyford Park Strategy	Monitor development at Heyford Park in accordance with Retained Policy Villages H5 (2015 adopted Local Plan)  Monitor non-strategic development in the Heyford Area	To achieve the overarching priority for Heyford Park in accordance with Retained Policy Villages H5 (2015 adopted Local Plan)  Ensure non-strategic development in the Heyford Area meets the requirements of the Settlement Hierarchy (SP1)

Policy Reference	Policy Title	Local Plan Indicators	Target
<b>Rural Area Strategy</b>			
<b>RUR 1</b>	Rural Area Housing Strategy	Monitor housing development (number of dwellings and area) in the rural areas listed in Policy RUR 1	<p>To ensure new housing development meets Policy RUR 1 criterion and Policy SP1: District Wide Housing Distribution</p> <p>Delivery of dwellings Numbers/locations:</p> <ul style="list-style-type: none"> <li>• Adderbury –75</li> <li>• Bletchingdon, Hampton, Gay and Poyle -</li> <li>• Bloxham – 75</li> <li>• Bodicote –75</li> <li>• Deddington –90</li> <li>• Hook Norton –75</li> <li>• Mid Cherwell – 100</li> <li>• Milcombe -25</li> </ul>
<b>RUR H1</b>	Land west of Springwell Hill, Bletchingdon	Monitor planning applications, progress/implementation for the delivery of development at Land west of Springwell Hill, Bletchingdon.	<p>Delivery of:</p> <ul style="list-style-type: none"> <li>• 44 dwellings at Land west of Springwell Hill, Bletchingdon</li> </ul>
<b>RUR 2</b>	Rural Exception Sites	Monitor planning applications, progress/implementation for the delivery of small-scale affordable housing schemes within or immediately adjacent to villages.	To ensure that small scale affordable housing schemes are only approved on rural exception sites where they meet the criterion of Policy RUR 2

Policy Reference	Policy Title	Local Plan Indicators	Target
		<p>Monitor the inclusion of occupancy restrictions on affordable schemes)</p> <p>Monitor planning applications, progress/implementation for the delivery of market housing for private rent on rural exception sites</p>	<p>To ensure that occupancy of small-scale affordable housing scheme benefits local needs in perpetuity</p> <p>To ensure that the delivery of market housing for private rent is only approved on rural exception sites where they meet the criterion Policy RUR 2 (i to vi)</p>
<b>RUR 3</b>	New Dwellings in the Countryside	Monitor planning applications, progress/implementation for the delivery of new dwellings in the open countryside	To ensure that the delivery of new dwellings in the open countryside meets criterion for Policy RUR 3
<b>RUR 4</b>	Conversion of a Rural Building to a Dwelling	Monitor planning applications, progress/implementation for the conversion of a rural building to a dwelling	To ensure that the conversion of a rural building to a dwelling meets criterion for Policy RUR 4
<b>RUR 5</b>	Community –led Housing Development	Monitor planning applications, progress/implementation for the delivery of community led housing development	<p>Delivery of community led housing schemes that meet the following criteria:</p> <ol style="list-style-type: none"> <li>a. located within a settlement or, it is adjacent to an existing settlement with a safe walking and cycling connection to it.</li> <li>b. proportionate in scale to the settlement, with the number of dwellings proposed not exceeding 5% of the dwellings in the settlement; and the total site area not exceeding 1 hectare.</li> </ol>



<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Target</b>
RUR 6	Replacement Dwellings in the Countryside	Monitor planning applications, progress/implementation for the delivery of replacement dwellings in the Countryside	To ensure that the delivery of replacement dwellings meets criterion for Policy RUR 6

## Appendix 4- Strategic Gaps associated with Banbury, Bicester and Heyford Park: Key Characteristics and Recommendations

Policy COM 13: Settlement Gaps, sets out strategic gaps associated with the main growth areas in the Local Plan. The purpose of these gaps is to identify areas within which maintenance of settlement separation is a key consideration. No strategic gaps are identified within the Oxford Green Belt as this designation addresses the prevention of settlement coalescence.

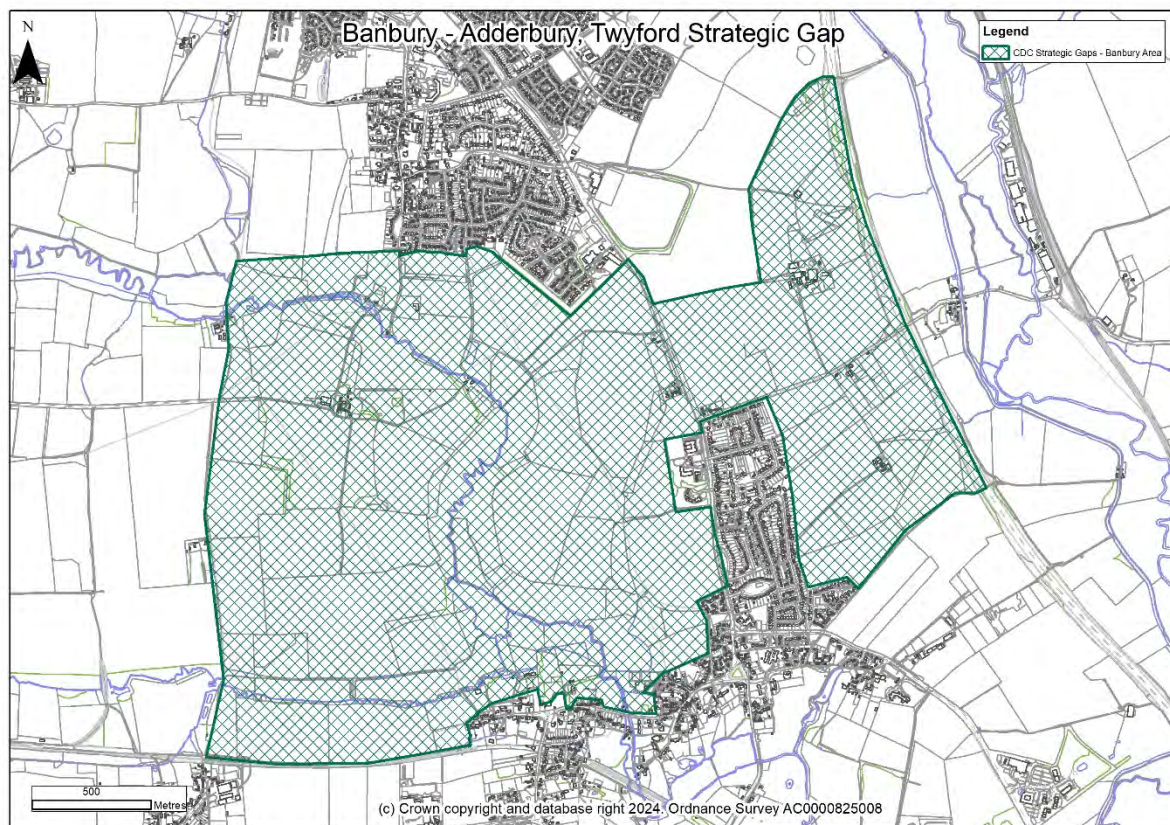
Each strategic gap is supported by the key characteristics important to the maintenance of the gap and guidance for preserving and enhancing the degree of settlement distinction provided by the gap.

Strategic gaps are not intended to prevent development. Proposals within a strategic gap will be assessed against the criteria in Policy COM 13 which requires development to:

- Respond appropriately to the strategic gap characteristics and significance,
- Respond appropriately to the recommendations for the preservation and enhancement of the strategic gap, and
- Avoid loss of key characteristics and significance of the strategic gap.

<b>Strategic gaps associated with Banbury</b>	<b>Strategic gaps associated with Bicester</b>	<b>Strategic gaps associated with Heyford Park</b>
<ul style="list-style-type: none"> <li>• Adderbury and Twyford</li> <li>• Bloxham</li> <li>• Bodicote</li> <li>• Bourtons</li> <li>• Broughton</li> <li>• Drayton and Wroxton</li> <li>• Hanwell</li> <li>• Horley</li> <li>• Kings Sutton</li> <li>• Milton</li> <li>• Nethercote, Overthorpe, Warkworth and Middleton Cheney</li> <li>• North Newington</li> <li>• Williamscot and Chacombe</li> </ul>	<ul style="list-style-type: none"> <li>• Ambrosden, Blackthorn and Arncott</li> <li>• Bucknell (NW Bicester)</li> <li>• Caversfield</li> <li>• Chesterton</li> <li>• Launton</li> <li>• Merton</li> <li>• Middleton Stoney</li> <li>• Stratton Audley</li> <li>• Wendlebury</li> </ul>	<ul style="list-style-type: none"> <li>• Ardley with Fewcott</li> <li>• Caulcott</li> <li>• Fritwell</li> <li>• Middleton Stoney</li> <li>• Somerton</li> <li>• Upper and Lower Heyford</li> </ul>

## Banbury- Adderbury and Twyford



### Key characteristics

The key elements in preserving settlement distinction are:

- The screening tree belts along the southern boundary of Bodicote.
- The long east-west rural views through the gap north of Twyford.
- The distinct topographical setting of Adderbury associated with Sor Brook, and also its containment of south-western Bodicote.
- The presence of intervening higher ground between Adderbury and Bodicote.

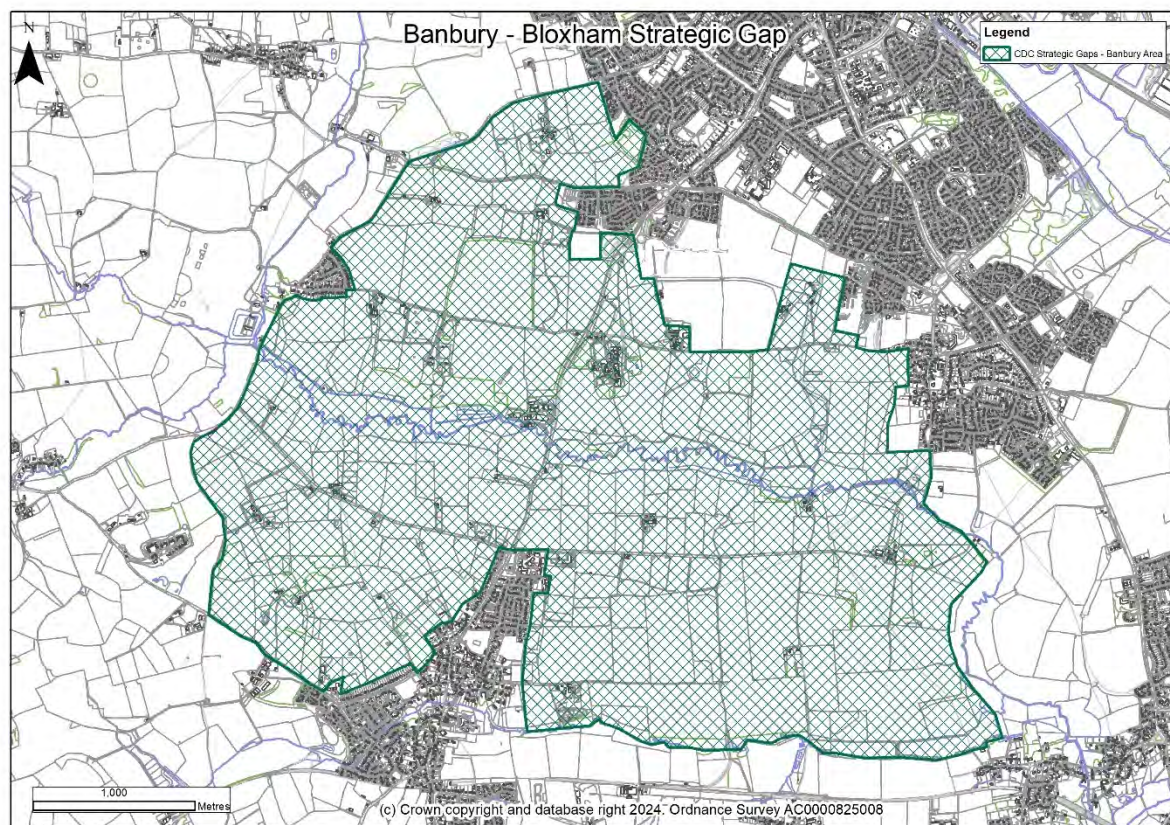
### Guidance for preservation and enhancement of settlement gap

In order to maintain Bodicote's distinction from Twyford and Adderbury, new development should:

- Not introduce any development in the narrowest part of the gap between Twyford and the approved access road to Longford.
- Seek to limit the urbanising impact of any new recreational development to the north of the Longford access road by screening new buildings from the south.
- Avoid any encroachment on the valley sides of Sor Brook.



## Banbury- Bloxham



### Key characteristics

The key elements in preserving settlement distinction are:

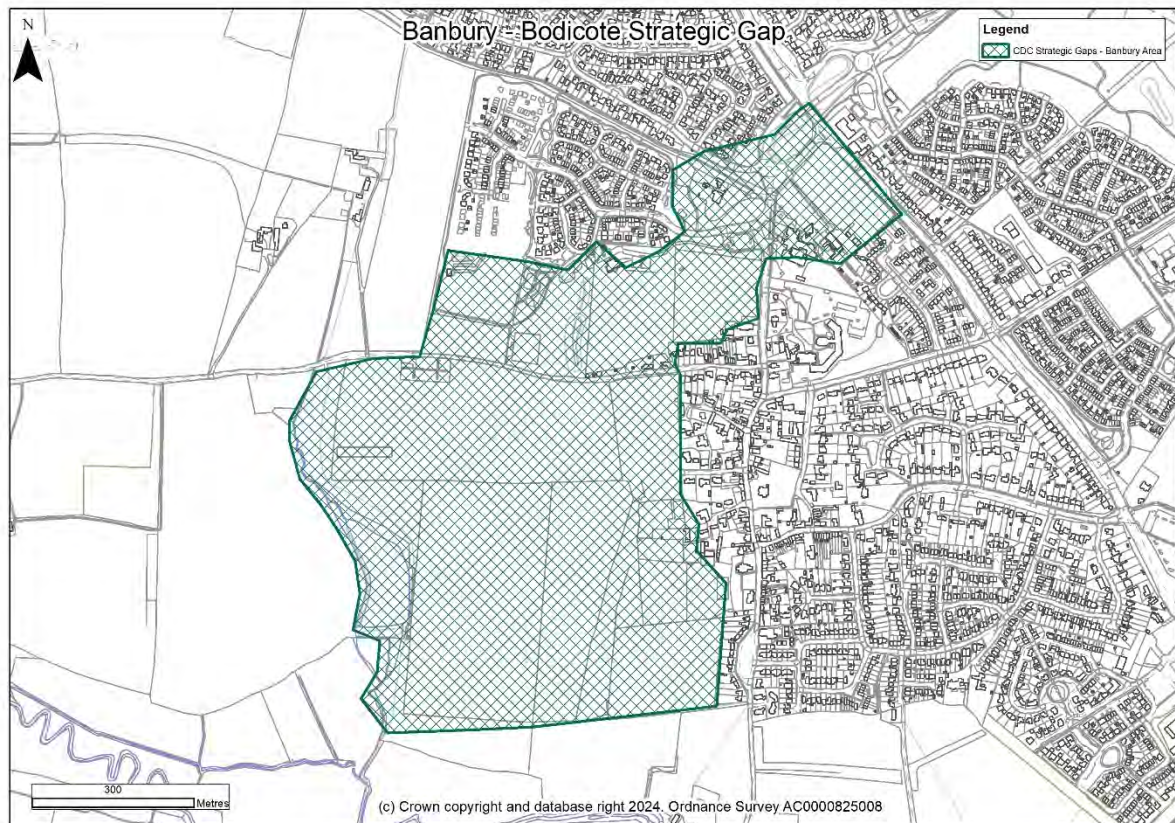
- The topographical variation of the Sor Brook valley.
- Mature vegetation of field boundaries, parkland, tree belts and woodland, screening views, forming a boundary to the development allocation on the edge of Banbury and giving a distinct parkland character to the settlement gap.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury and Bloxham new development should:

- Not extend either settlement downslope into the valley of Sor Brook.
- Not have a dominating influence on land in the valley, using planting for containment where appropriate.

## Banbury- Bodicote



### Key characteristics

The key elements in preserving settlement distinction are:

Character, associated with Bodicote Conservation Area.

Open land to the west of Bodicote, linking to the valley of Sor Brook to the south, does contribute to the settlement's historic setting, helping to emphasise the distinction between settlements in terms of form and character.

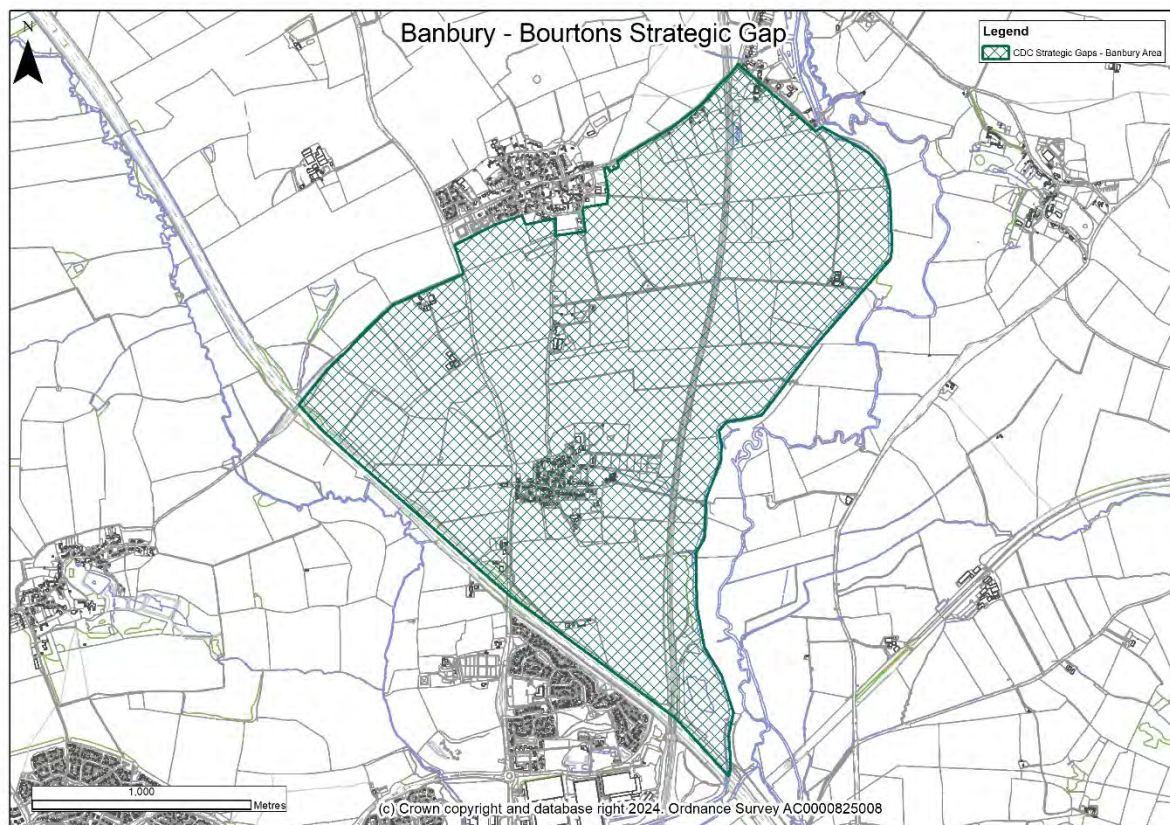
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction in settlement character between Banbury and Bodicote, new development should:

Help to preserve historic character by avoiding encroachment on the valley to the west of the Bodicote Conservation Area.



## Banbury- Bourtons



### Key characteristics

The key elements in preserving settlement distinction are:

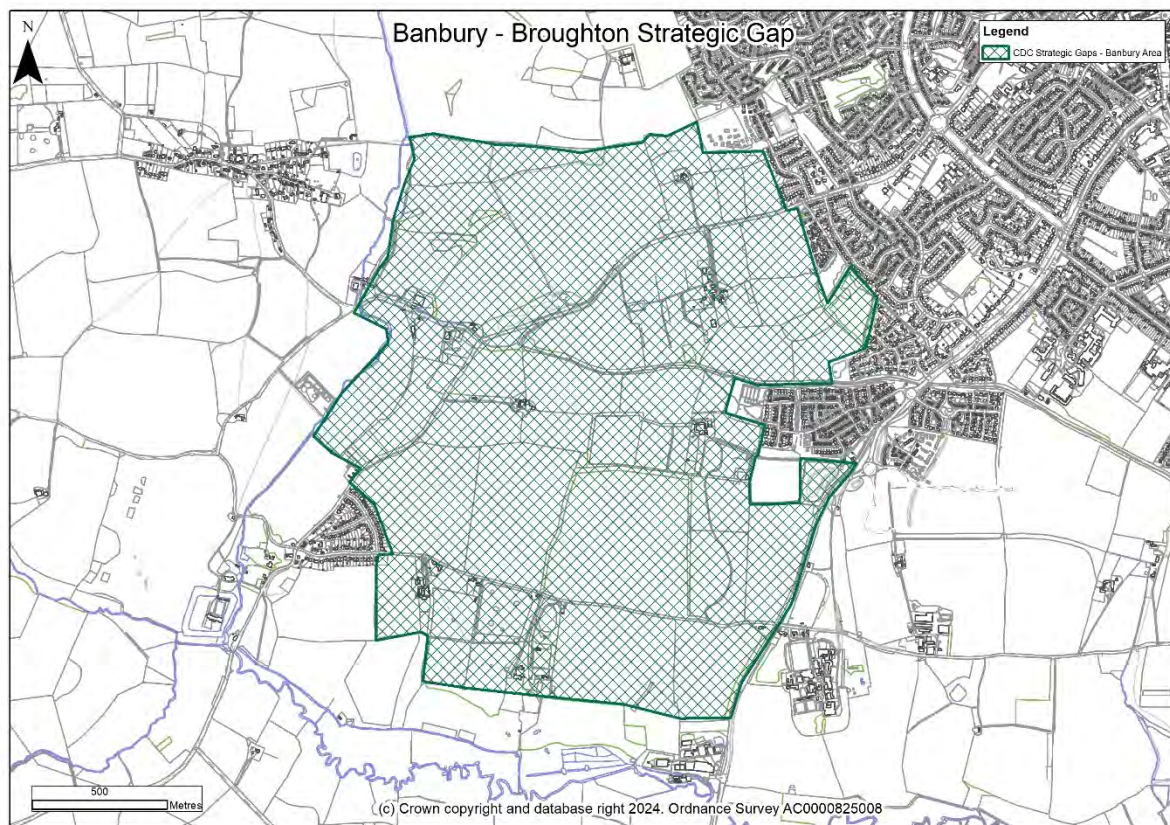
- The role of the M40 and associated linear tree cover in defining the northern extent of Banbury and limiting intervisibility with Little Bourton.
- The screening role of field boundaries hedgerows to the south of Little Bourton.
- The visual relationship between the land in the gap and the wider Cherwell Valley and hills beyond, which helps to strengthen rural character.
- The role of tree groups in defining the northern edge of Little Bourton.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury and the Bourtons new development should:

- Avoid extending Banbury beyond the M40 as this would effectively negate its separation from Little Bourton.
- Maintain a pattern of small, hedged fields to the south of Little Bourton, to limit views across the gap.
- Retain the role of mature tree cover in defining the northern edge of Little Bourton.
- Avoid a significant loss of separation between the Bourtons where development would be visible in the visually open fields alongside the A423.
- Avoid increasing the perception of development from the Oxford Canal path, railway and Country Park.

## Banbury- Broughton



### Key characteristics

The key elements in preserving settlement distinction are:

- The containment of Broughton within a west-facing valley-side landscape.
- The containment of Banbury within a plateau landscape, with Crouch Hill contributing to defining the western edge of the settlement.
- Tree belts along the edge of Banbury, and tree cover along the B4035, limiting views towards the settlements.

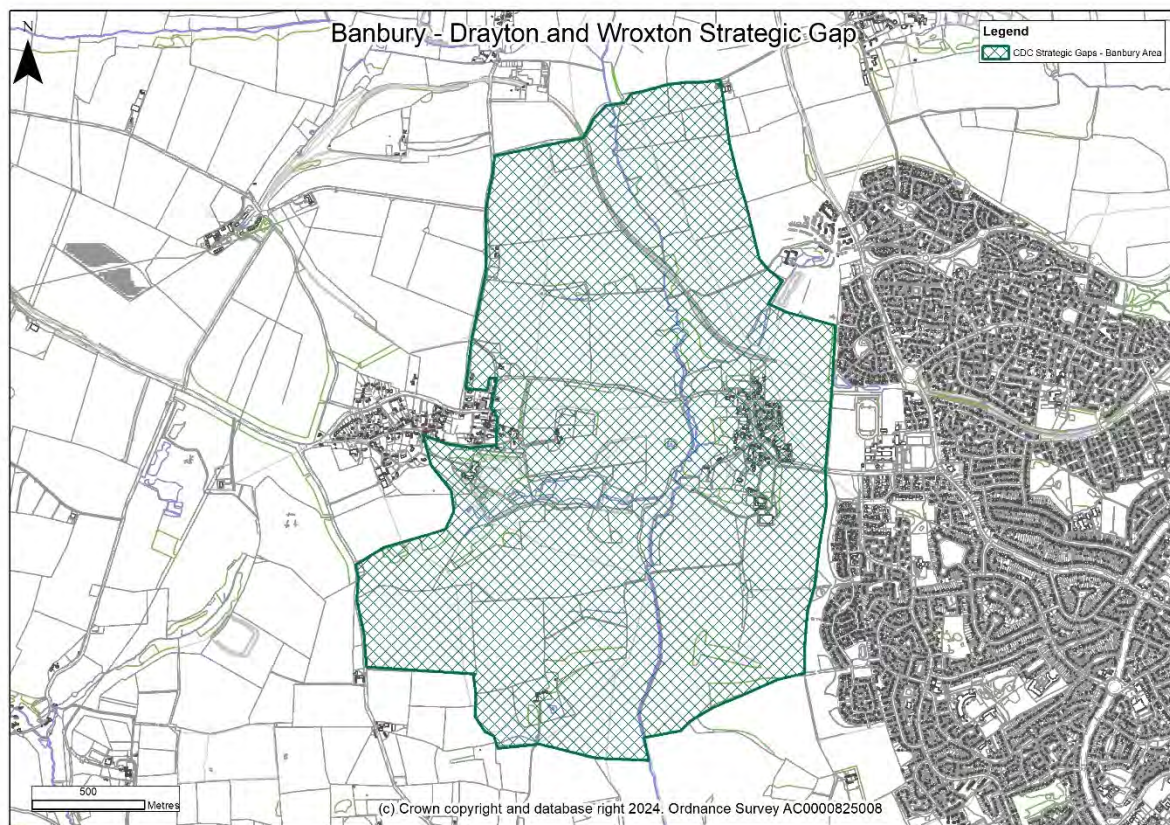
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury and Broughton new development should:

- Ensure that Banbury does not extend downslope into the Sor Brook valley and does not visually intrude on the valley.
- Ensure that Broughton does not extend upslope onto the plateau.
- Not significantly increase perception of Broughton on approach southwards along the B4035.



## Banbury- Drayton and Wroxton



### Key characteristics

The key elements in preserving settlement distinction are:

- The existing tree belts on the edge of Banbury, both mature and more recently planted.
- The remaining open fields between Drayton and Banbury, and availability of longer, rural views along the gap.
- The valley-side setting of Drayton and Wroxton villages and the distinctive, parkland landscape between them.

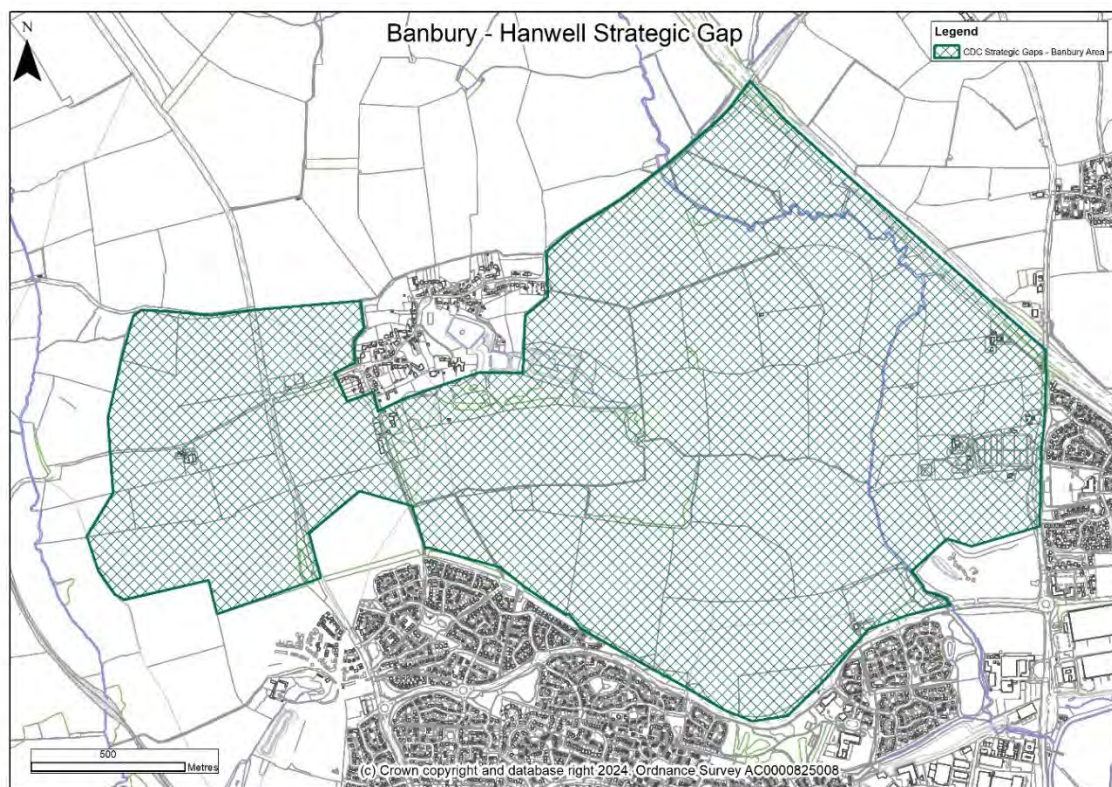
### Guidance for preservation and enhancement of settlement gap

There is no scope for any further narrowing of the gap between Banbury and Drayton without significantly compromising the remaining settlement gap. It is noted that most, but not all, of the gap lies within the Drayton Conservation Area. Any new development should:

- Avoid Drayton extending further onto the plateaux, retaining its valley side form.
- Not extend Wroxton down onto the lower valley side.
- Strengthen vegetation within the gap to minimise intervisibility between Banbury and Drayton.



## Banbury- Hanwell



### Key characteristics

The key elements in preserving settlement distinction are:

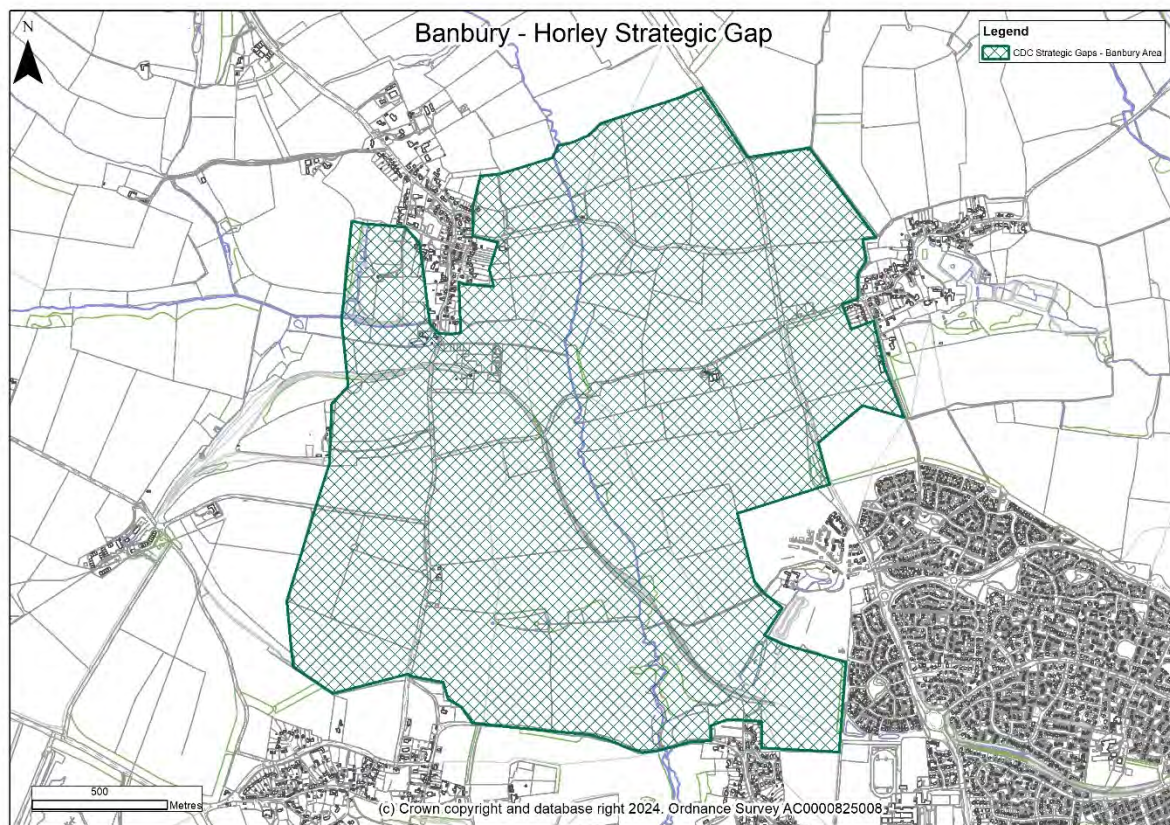
- The valley-side woodland and water features associated with Hanwell Castle.
- The well-treed field boundaries between the two settlements.
- The setting back of allowed development (23/00853/OUT) from the site's northern boundary and from Gullicote Lane.
- The undeveloped valley side between Hanwell and Hanwell Brook.
- The absence of any direct road links and urbanising influences in the settlement gap.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury and Hanwell new development should:

- Not reduce the width of the narrowest part of the settlement gap, in the fields to either side of Gullicotte Lane.
- Not result in any removal of mature field boundaries where this would increase views of urban development; with particular consideration of views from the public rights of way that connect the settlements.
- Retain the wooded, enclosed character of Hanwell.
- Not extend upslope towards Hanwell to the west of Hanwell Brook.
- Not introduce any new vehicular links.
- Limit perception of either settlement from Warwick Road.

## Banbury- Horley



### Key characteristics

The key elements in preserving settlement distinction are:

- Horley's distinctive valley-side setting, around which there are long, rural views but with limited visibility of the edge of Banbury.
- Horley's containment by watercourses to the east and south.
- Banbury's plateau location, with no development on the side of Sor Brook valley.

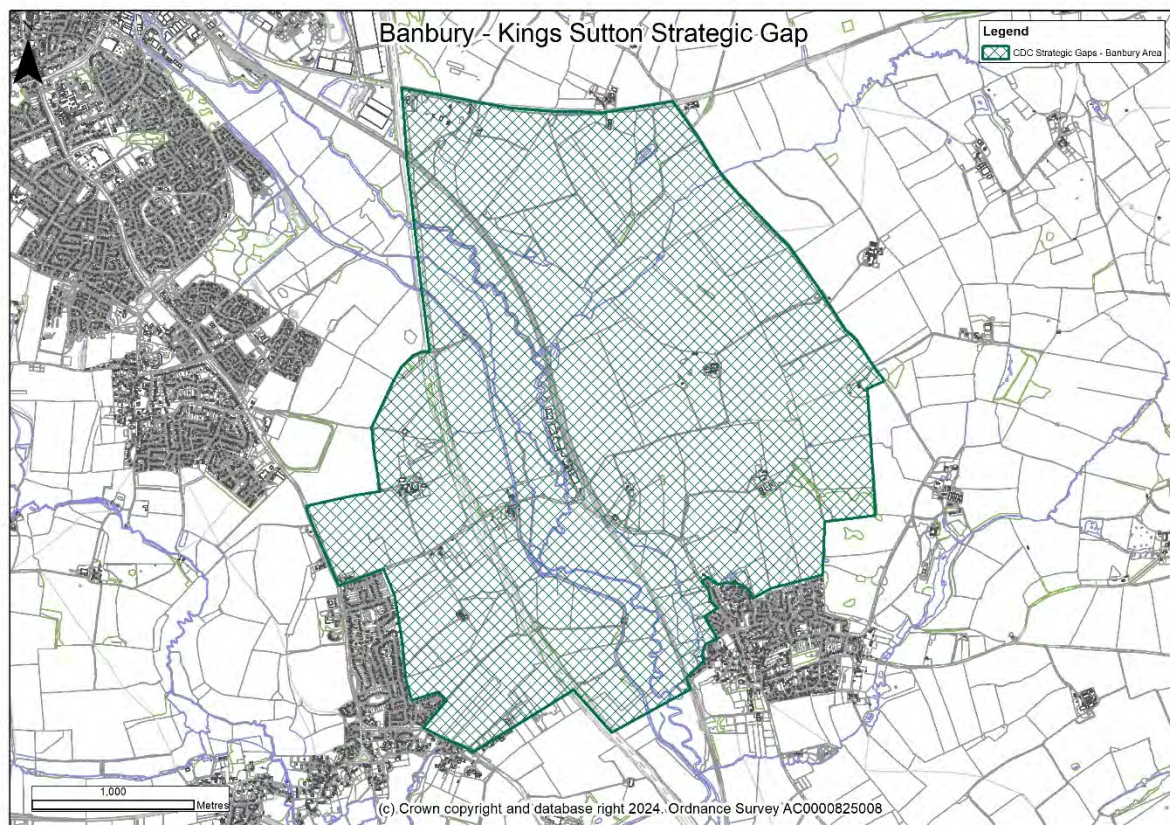
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury and Horley new development should:

- Avoid any sense of Banbury extending down the eastern valley of the Sor Brook.
- Ensure there are no significant long views of new development on the edge of Banbury, using screening planting where necessary.
- Maintain the unspoilt rural character of the Sor Brook valley between Horley and Drayton.



## Banbury- Kings Sutton



### Key characteristics

Key elements in preserving settlement distinction are:

- In relation to Bodicote: the separating role of the Cherwell Valley, with its linear transport links and floodplain. Flatter land to the west of the M40 contributes less in this regard, although the retention of open land between Bodicote and Twyford, and between Twyford and the M40, still contributes to separation.
- In relation to the commercial edge of Banbury to the west of the river: the distance between the settlements and screening role of intervening higher ground.
- King's Sutton's distinct setting, contained between the River Cherwell, its tributary to the south and the Astrop parkland to the north-east.

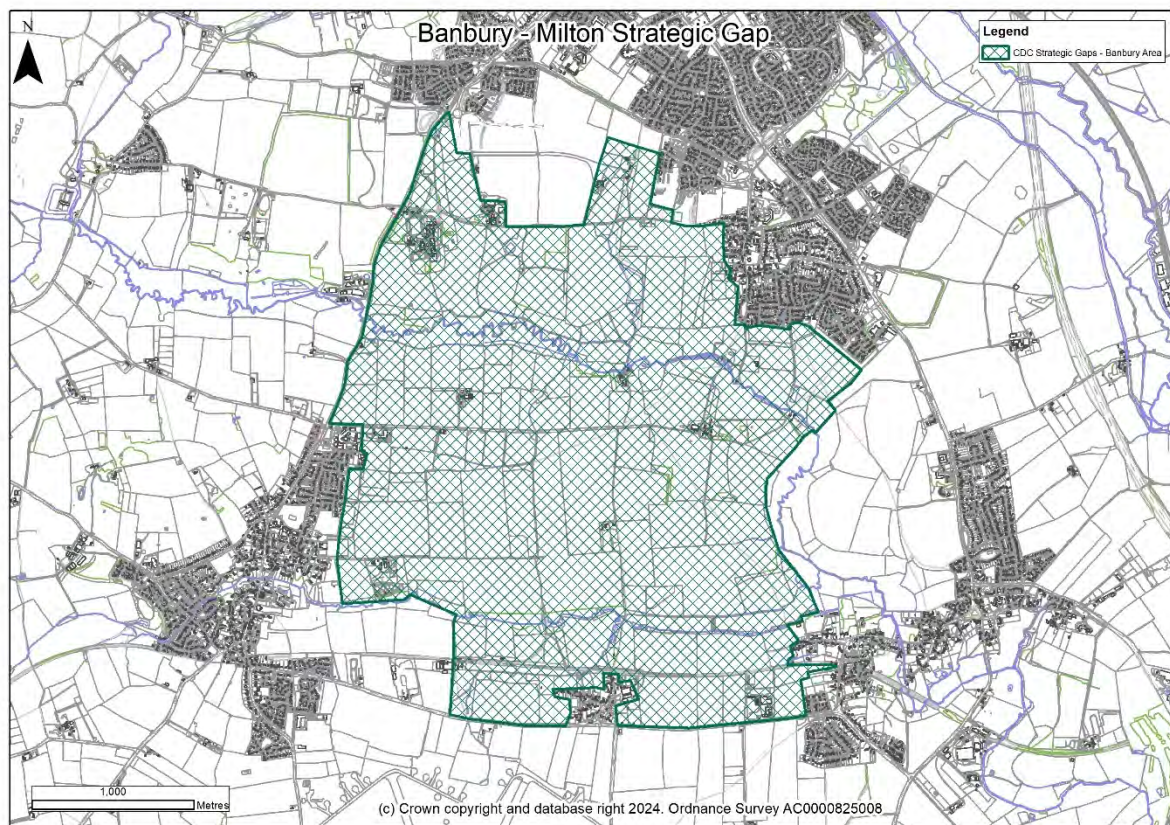
### Guidance for preservation and enhancement of settlement gap

The River Cherwell marks the district and county boundary. In order to maintain distinction between Banbury (Bodicote) and King's Sutton new development within Cherwell district should:

- Remain on higher ground at Bodicote, above the steeper Cherwell valley side slopes.
- Preserve separation between Bodicote and Twyford, to avoid narrowing the gap through the latter being perceived as part of Banbury.



## Banbury- Milton



### Key characteristics

The key elements in preserving settlement distinction are:

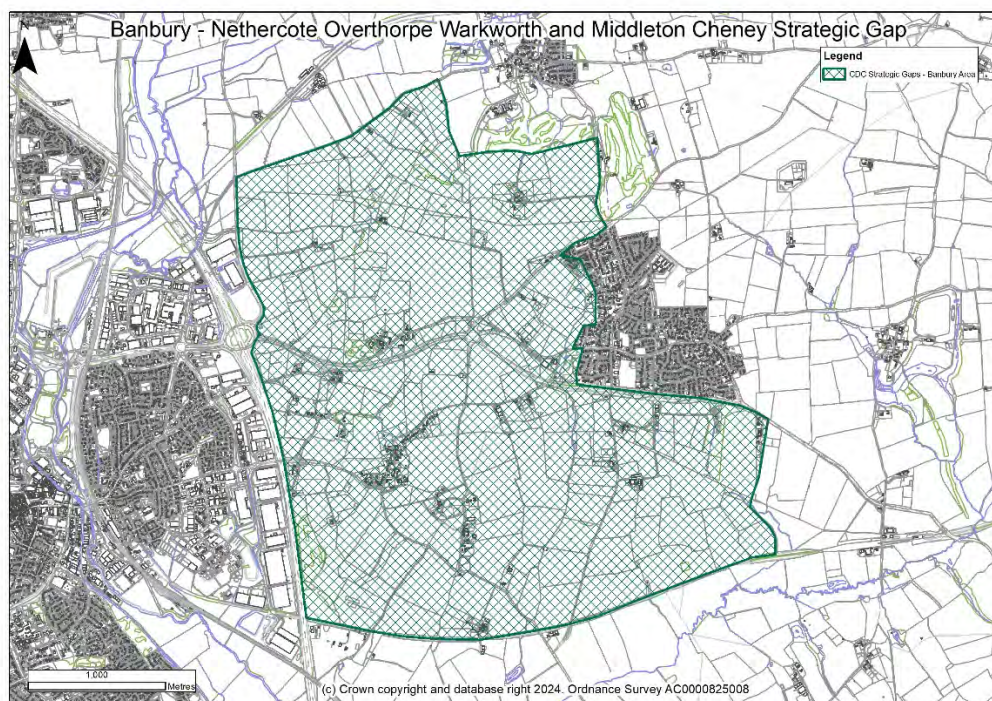
- The higher ground that lies between Milton (to the south), Bloxham (to the west) and the course of Sor Brook (to the east and north), which provide visual screening.
- The containment to Milton provided by the former railway embankment and its mature vegetation.
- The containment of Bodicote provided by Sor Brook.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury/Bodicote and Milton new development should:

- Not extend Milton beyond the former railway embankment to the north and onto higher ground.
- Not extend Bodicote or any part of Banbury down into or beyond the valley of Sor Brook. Wykham Lane can be considered an approximate northern boundary to the Sor Brook valley, although a few small areas of land south of the road are still on higher, flatter ground.

# Banbury- Nethercote, Overthorpe, Warkworth and Middleton Cheney



## Key characteristics

Key characteristics preserving settlement distinction are:

- The band of higher ground running north-south between Banbury and Middleton Cheney.
- The containment of the western edge of Middleton Cheney by a valley landform.
- The distinction between Banbury's valley floor and the ridge crest setting of Overthorpe.
- The roles of the A422 and A361 in defining the southern and eastern sides of the expanded eastern edge of Banbury.

## Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury and Overthorpe, Warkworth and Middleton Cheney, new development within Cherwell district should:

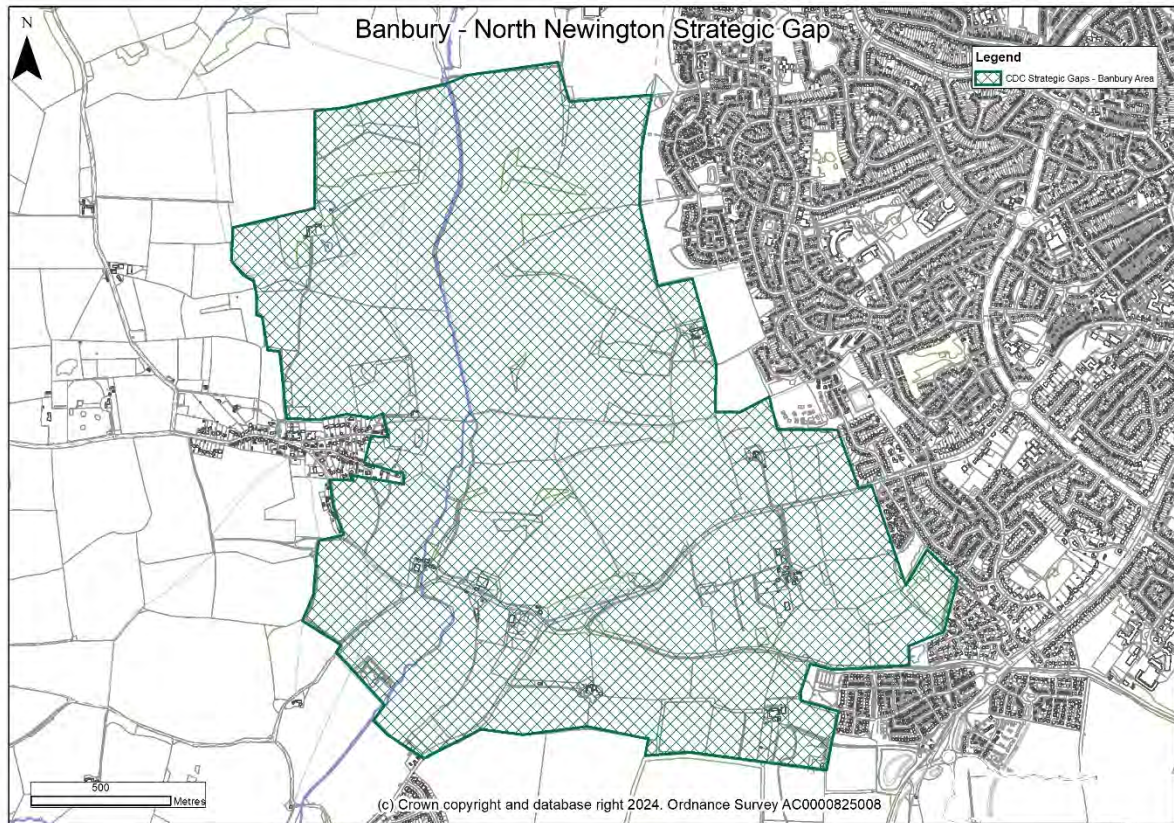
- Avoid any sense of Banbury extending upslope onto the eastern side of the Cherwell Valley.
- Retain the well-treed field boundaries on the valley side that contribute to screening views of Banbury.

To maintain distinction between Banbury and Nethercote, new development should:

- Not cross south of the A422.
- Not extend Banbury east onto higher ground (north of the A422) where it would expose Nethercote to urbanising visual influence.
- Preserve mature hedgerows that contribute to screening between Nethercote and the Junction 11 development.



## Banbury- North Newington



### Key characteristics

The key elements preserving settlement distinction are:

- The distinct topographical setting of North Newington, contained to the western side of the Sor Brook valley.
- The parkland character of land between North Newington and Sor Brook, protected by Conservation Area status.
- Banbury's plateau location, with Crouch Hill forming a prominent feature containing the urban edge.
- The well-treed and rural character of the intervening countryside.

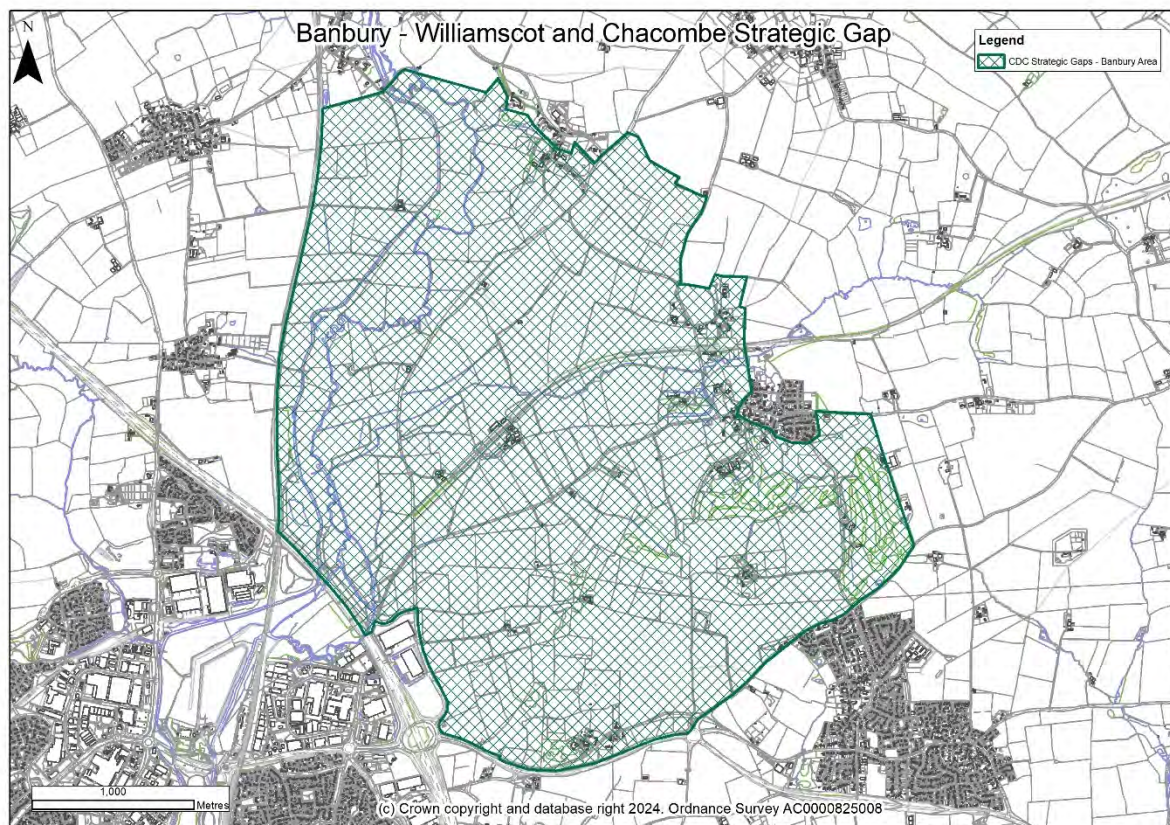
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Banbury and North Newington new development should:

- Not extend North Newington beyond Sor Brook or detract from the parkland character of intervening open land.
- Not extend Banbury down from the plateau or diminish the role of Crouch Hill as an urban boundary feature.
- Retain/enhance field boundaries to prevent any intervisibility between Banbury and land in or to the west of the valley.



## Banbury- Williamscot and Chacombe



### Key characteristics

The key elements in preserving settlement distinction are:

- The distinct topographical and wooded settings of Williamscot and Chacombe.
- The absence of development on the visual exposed lower valley sides beneath Chacombe and Williamscot and the distinct character of the valley floor, where flood risk limits development potential.
- The well-treed character of the steeper valley sides between the A422 and Chacombe.

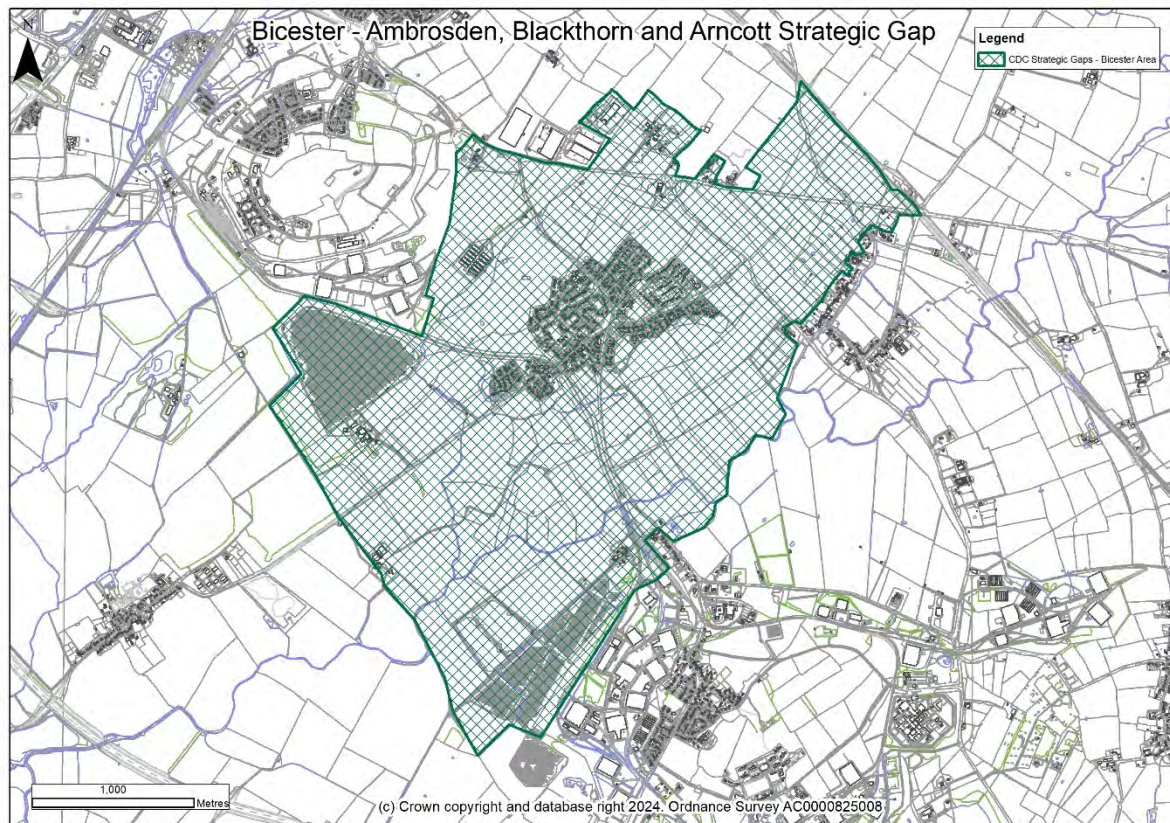
### Guidance for preservation and enhancement of settlement gap

Although the gap between Banbury and Chacombe is relatively strong, it would have been stronger before the expansion of Banbury east of the M40. In order to maintain distinction between Banbury and both Chacombe and Williamscot new development should:

- Avoid any sense of Banbury encroaching from the valley floor up the eastern side of the Cherwell Valley.
- Avoid any sense of Williamscot or Chacombe descending from their contained, upper valley side settings.
- Minimise any views of development on the edge of Banbury east of the M40, on approach from the north along the A361 or from Chacombe (Banbury Road).



## Bicester- Ambrosden, Blackthorn and Arccott



### Key characteristics

The key elements in preserving settlement distinction are:

- The clearly defined boundaries of Bicester formed by the A41 and by the tree-fringed railway along the edge of Graven Hill.
- The south-facing setting of existing development at Ambrosden.
- The woodland belt along the valley between Ambrosden and Graven Hill, and absence of road links across this area.

For Blackthorn the intervening Blackthorn Hill, together with tree cover which limits the urbanising influence of commercial land uses on it, is the key element in preserving distinction.

For Arccott the distinct character of the River Ray valley floor, where flood risk limits development potential, is the key element in preserving distinction in addition to those factors noted above in relation to Ambrosden.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Bicester and Ambrosden new development should:

- Not result in any further reduction of the width of the gap to the east of Ploughley Road.
- Using landscaping to minimise views of the forthcoming development on the northern edge of Ambrosden, seeking to limit the perception of the village spreading downhill towards Bicester.
- Not detract from the role of Graven Hill as a physical marker of the southern edge of Bicester.

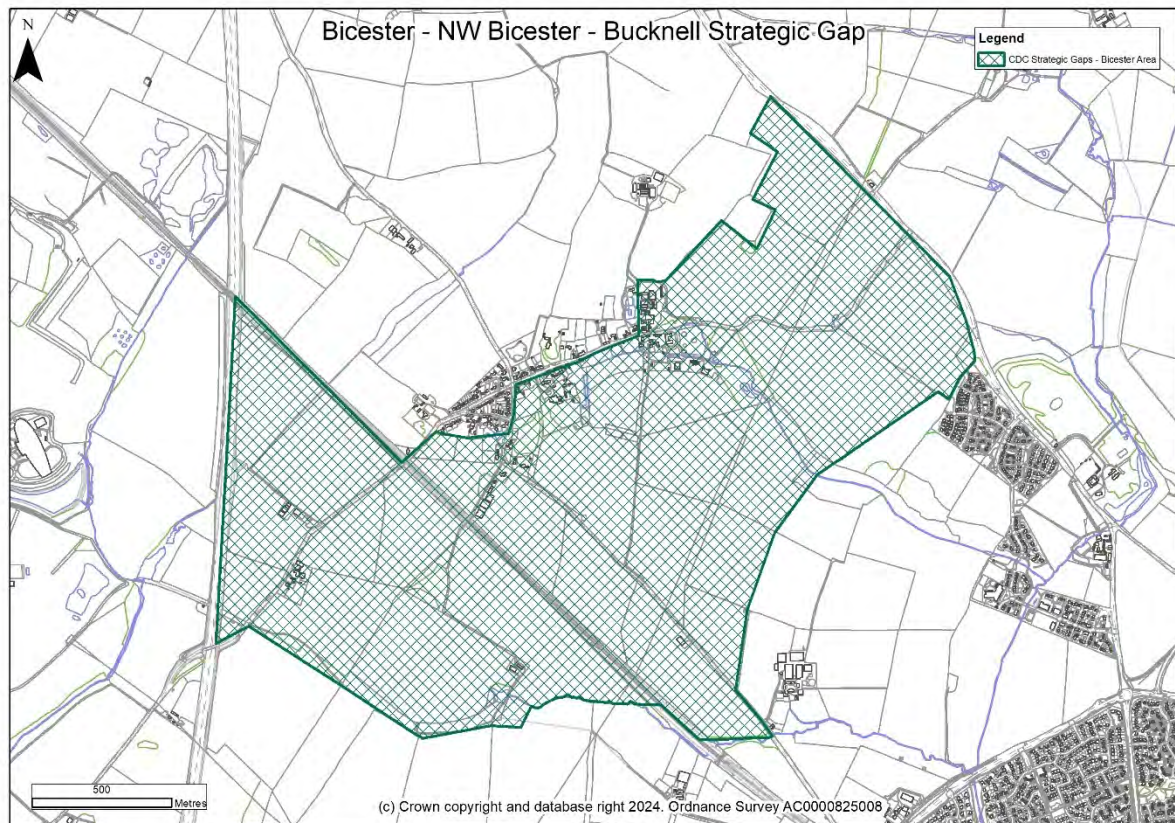


- Retain the strong tree belt between Ambrosden and Graven Hill.
- Introduce planting to limit visibility of the north-western edge of Ambrosden.
- Not introduce any new vehicular links.

Blackthorn has stronger distinction from Bicester but limited separation from Ambrosden. The relatively weak distinction between Bicester and Ambrosden means that it would in turn be desirable to preserve separation between Ambrosden and Blackthorn.

The development constraint provided by the River Ray's floodplain should maintain separation between Ambrosden, Blackthorn and Arncott. However, any development beyond the well-treed edges of Arncott has the potential to be widely visible in the very open valley landscape so visual impact should be a key consideration.

## Bicester- Bucknell (NW Bicester)



### Key characteristics

The key elements in preserving settlement distinction are:

- The historic character of the parkland associated with the Manor House and nearby church. This includes the wooded area that forms a boundary to the south-east of the village core and the more open parkland extending south to form the core of the settlement gap, experienced from the public right of way that passes through it.
- The mature, well-treed and intact field boundaries between Bucknell and Bicester.
- Woodland and other tree cover to the east of Lower Farm, forming a clear edge to the dispersed village area along Bainton Road.

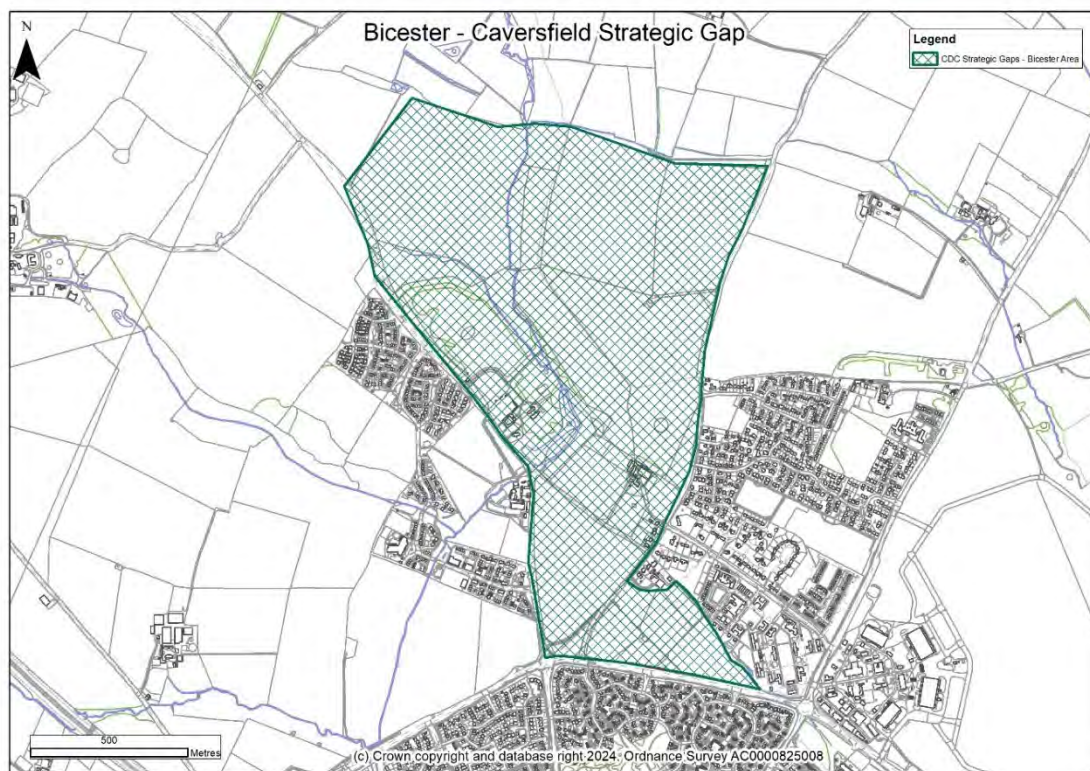
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Bicester and Bucknell new development should:

- Not result in any intervisibility between Bicester and either the core village area of Bucknell or the more dispersed development to the east along Bainton Road or to the south on Bicester Road. Retain the sense of Bucknell being contained to the south and east by tree cover.
- Preserve the open, undeveloped character of the parkland to the south of the Manor House, including maintaining its visual separation from Bicester.
- Avoid extension of any urbanising influences into the remaining gap along Bicester Road – including road widening, addition of pavements, street lighting or the expansion of development on the outskirts of the village (around the Trigger Pond, Lake Rise and Crowmarsh Farm).

- Avoid any sense of development of Bicester/Caversfield encroaching on the eastern end of Bucknell along or south of Bainton Road, where only a single field separates the Exemplar Eco-Town Site from the woodland alongside Lower Farm.
- Visually screen the proposed future edge of Bicester with mature vegetation.
- Avoid introducing any new vehicular links or other links which reduce the rural character of remaining fields in the settlement gap.

## Bicester- Caversfield



### Key characteristics

The key elements in preserving settlement distinction are:

- The retention of clear boundary roads with strong hedgerows / tree cover to limit urbanising visual influences within the gap: the A4095, the B4100 and Fringford Road.
- The retained historic character associated with the parkland around Caversfield House, St Laurence's Church and Home Farm, which preserves a sense of transition when travelling between Caversfield and Elmsbrook.
- Differences in the character of Caversfield, Bicester and Elmsbrook.

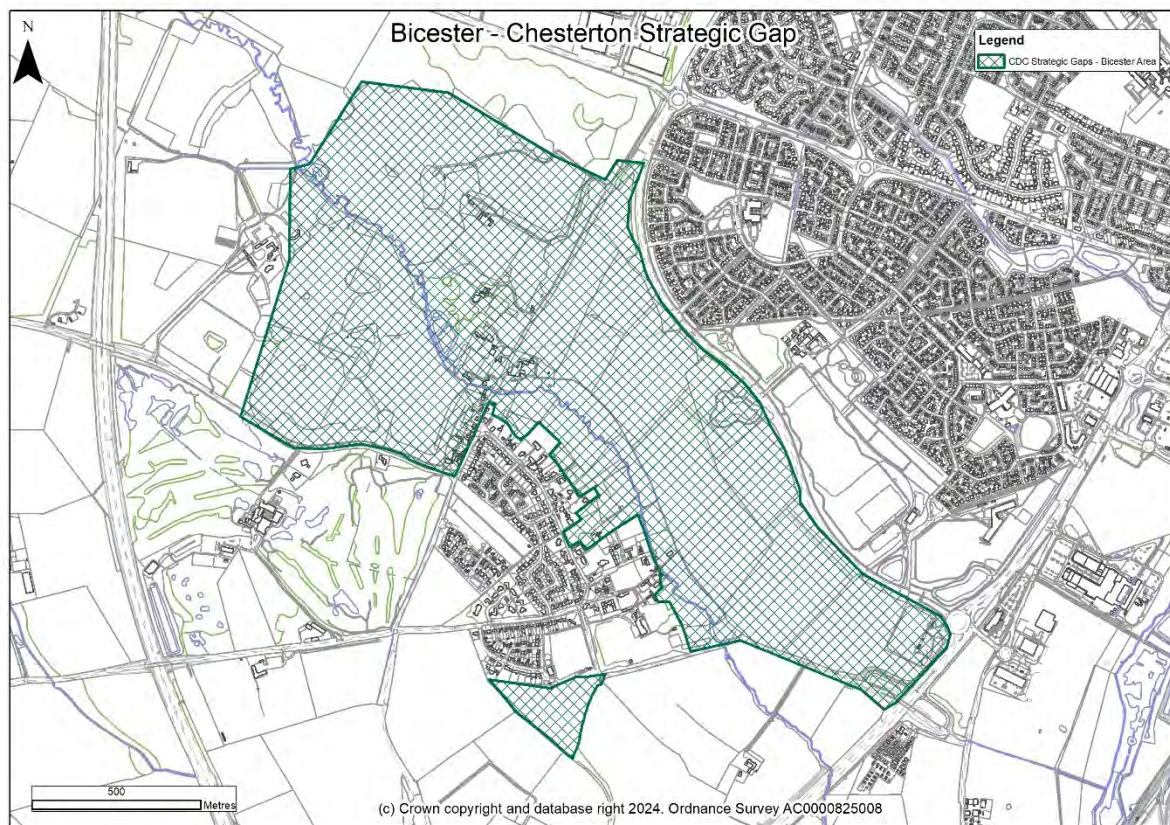
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Bicester and Caversfield new development should:

- Not encroach on the single field between the B4100, Fringford Road and Aunt Em's Lane, or increase perception of urban development along Aunt Em's Lane.
- Not result in any removal of mature field boundaries or roadside vegetation where this would increase views of urban development.
- Protect the character of the Caversfield House parkland and in the area around Home Farm, to maintain a sense of passing through a historic, rural landscape between Caversfield and Elmsbrook.
- Maintain the distinctions in character between development in Bicester, development in the eco-town (Elmsbrook) and development at Caversfield.
- Not introduce any new vehicular links from Caversfield onto the A4095, to limit perception of development.



## Bicester- Chesterton



### Key characteristics

The key elements in preserving settlement distinction are:

- The tree cover associated with Gagle Brook, the adjacent Conservation Area and the Burnehyll Community Woodland, forming a strong boundary to Chesterton.
- The consistent boundary to Bicester formed by the B4030 Vendee Drive.
- Containment of the area of Chesterton north of Gagle Brook by tree cover in Bignell Park.

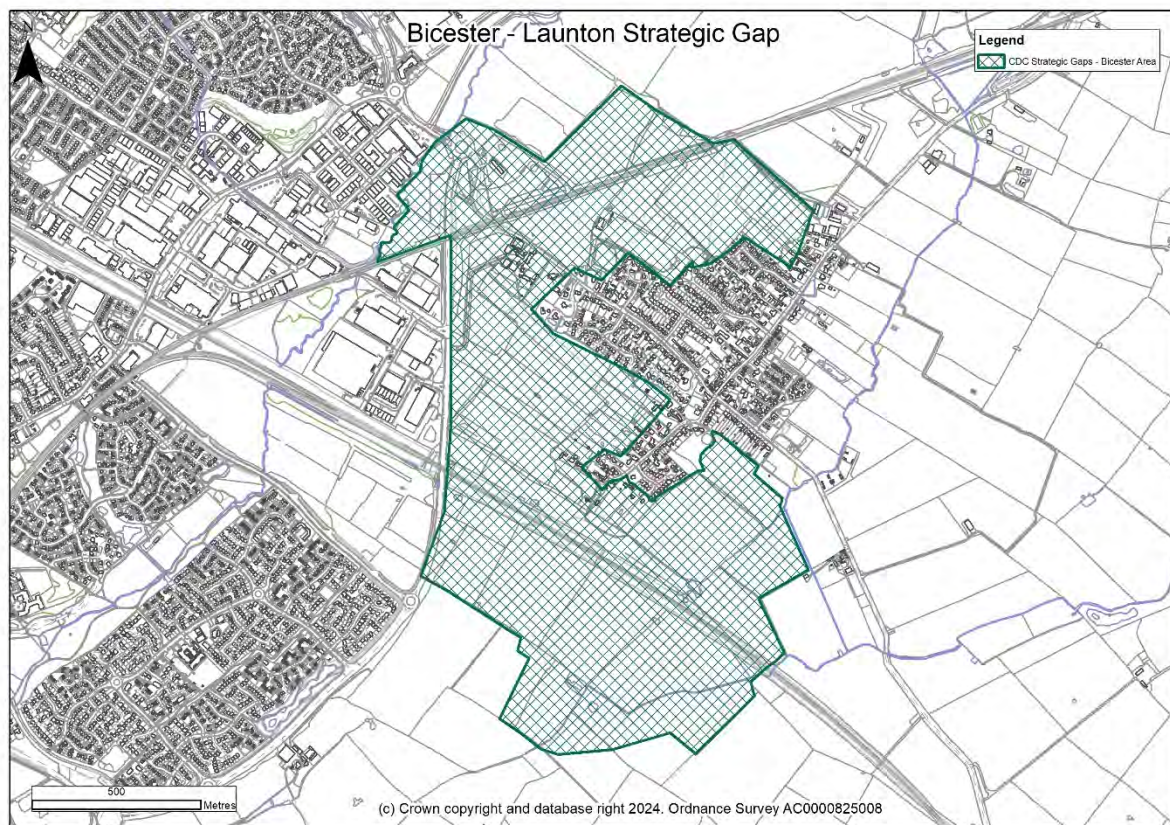
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Bicester and Chesterton new development should:

- Not expand Chesterton beyond Gagle Brook and its associated tree cover, either to the east of the village or south-east (near Lodge Farm).
- Not extend Bicester south of Vendee Drive or west of the A41.



## Bicester- Launton



### Key characteristics

The key elements in preserving settlement distinction are:

- The clearly defined boundaries of Bicester formed by the A4421 Charbridge Lane, the railway line (to the south of Launton) and the treelined Langford Brook (to the north of the East West Rail line).
- Mature tree cover along property boundaries off West End (Launton) and along the northern edge of the village to either side of Bicester Road.
- The functional farmland, well-treed field boundaries and woodland between the two settlements, together with the open land at the northern end of the South East Bicester development area to be left open and managed for nature conservation.
- The remaining open fields in the settlement gap to either side of Bicester Road.
- The rural character associated with the buildings of Manor Farm.
- The open rural character of farmland to the north of Launton.

### Guidance for preservation and enhancement of settlement gap

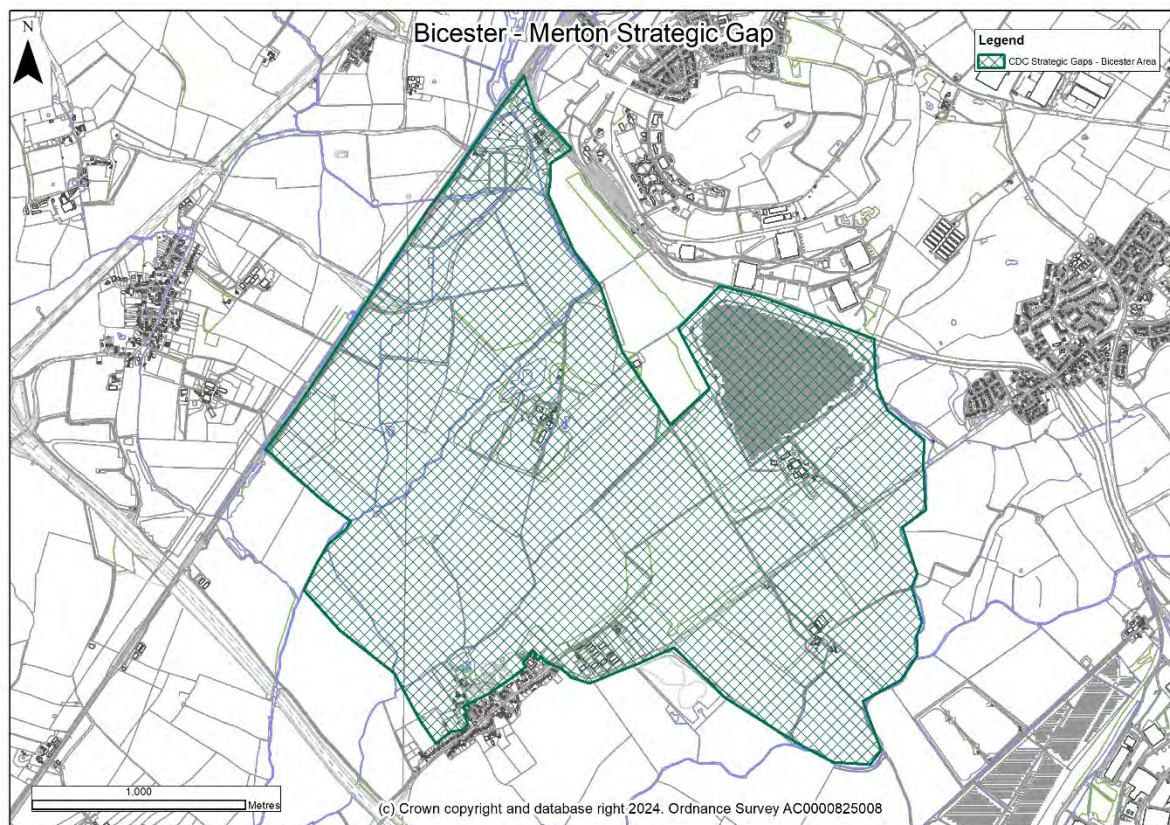
In order to maintain distinction between Bicester and Launton new development should:

- Not reduce the width of the settlement gap along Bicester Road.
- Not result in any removal of mature field boundaries where this would increase views of urban development.
- Retain the wooded, enclosed character of the western and southern edges of Launton.
- Not hamper the continuation of farming in the fields between the settlements.
- Not extend Bicester east beyond Charbridge Lane.

- Not introduce any new vehicular links.
- Not introduce buildings in the South East Bicester development that would be visible from Launton or from fields to the south of the village.
- Not create intervisibility between Bicester and the northern edge of Launton.



## Bicester- Merton



### Key characteristics

The key elements in preserving settlement distinction are:

- The distinct character of the valley floor, where flood risk limits development potential.
- The containing role of tree belts along the foot of Graven Hill, at Home Farm and on the eastern edge of Merton.
- The distinctive physical presence of Graven Hill as a marker of the southern edge of Bicester.
- The ridge top setting of Merton, and contribution of land on the northern edge of the village to historic settlement character.

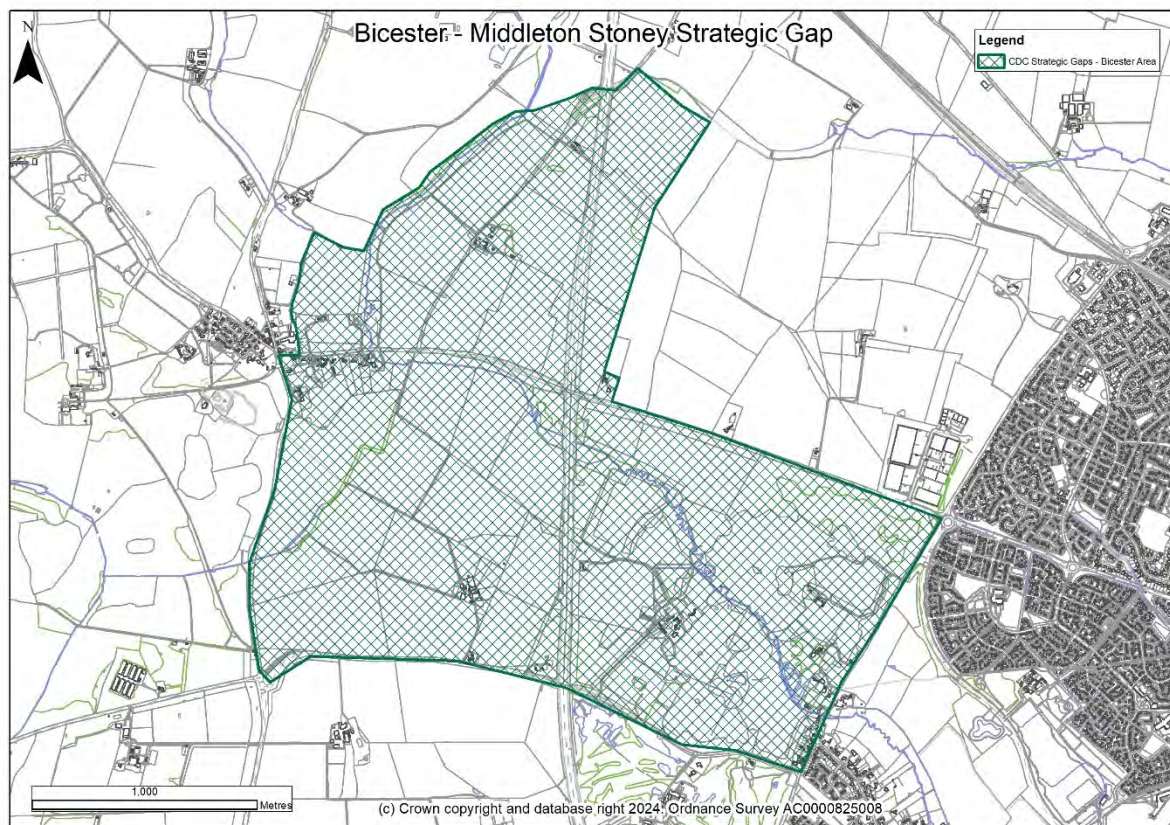
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Bicester and Merton new development should:

- Not detract from the role of Graven Hill as a physical marker of the southern edge of Bicester.
- Not result in Merton expanding down from the ridge.
- Respect the contribution of earthworks on the northern side of Merton to its historic character.
- Retain the screening role of tree belts along the foot of Graven Hill, at Home Farm and on the eastern edge of Merton.
- Not introduce any new vehicular links between the settlements.



## Bicester- Middleton Stoney



### Key characteristics

The key elements in preserving settlement distinction are:

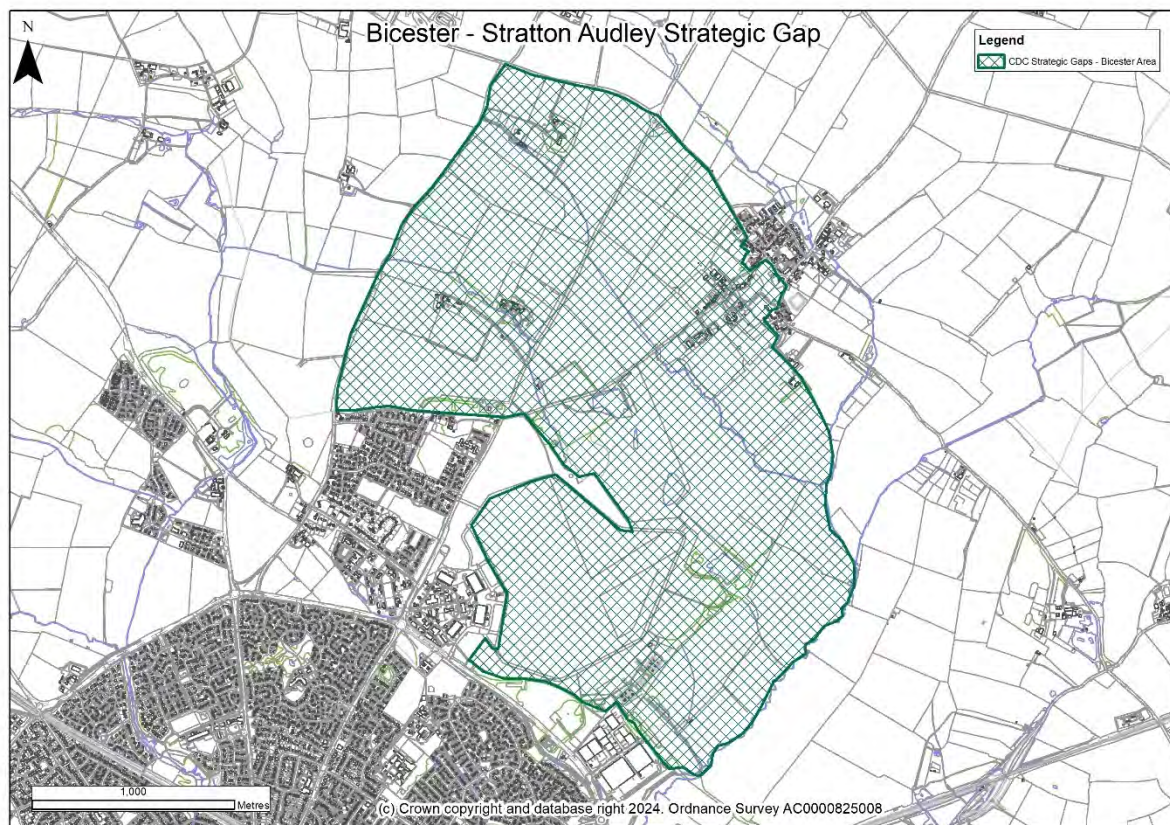
- The well-treed edges of Middleton Stoney, in particular the tree belt alongside Gagle Brook north of the B4030.
- Mature roadside vegetation along the B4030 and M40, notably the tree belt associated with Bignell Park.
- Well-treed hedgerows north of the B4030 and east of the motorway, which limit views from the more open landscape to the west.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Bicester and Middleton Stoney new development should:

- Not extend Middleton Stoney east of Gagle Brook or reduce the extent to which its south-eastern setting is dominated by tree cover.
- Ensure that the urban edge of Bicester is not significantly visible from west of the M40.

## Bicester- Stratton Audley



### Key characteristics

The key elements in preserving settlement distinction are:

- Tree cover and the A4421 forming a strong boundary to existing development at Caversfield.
- Scrub vegetation on the former quarry south of Bicester Road, forming a boundary to forthcoming development on the former RAF Bicester airfield.
- The role of open land and mature trees in creating a historic setting to the main village area at Stratton Audley, reflected in the coverage of the Conservation Area designation.
- The lack of urbanising influences in the visually more open area at the centre of the gap.

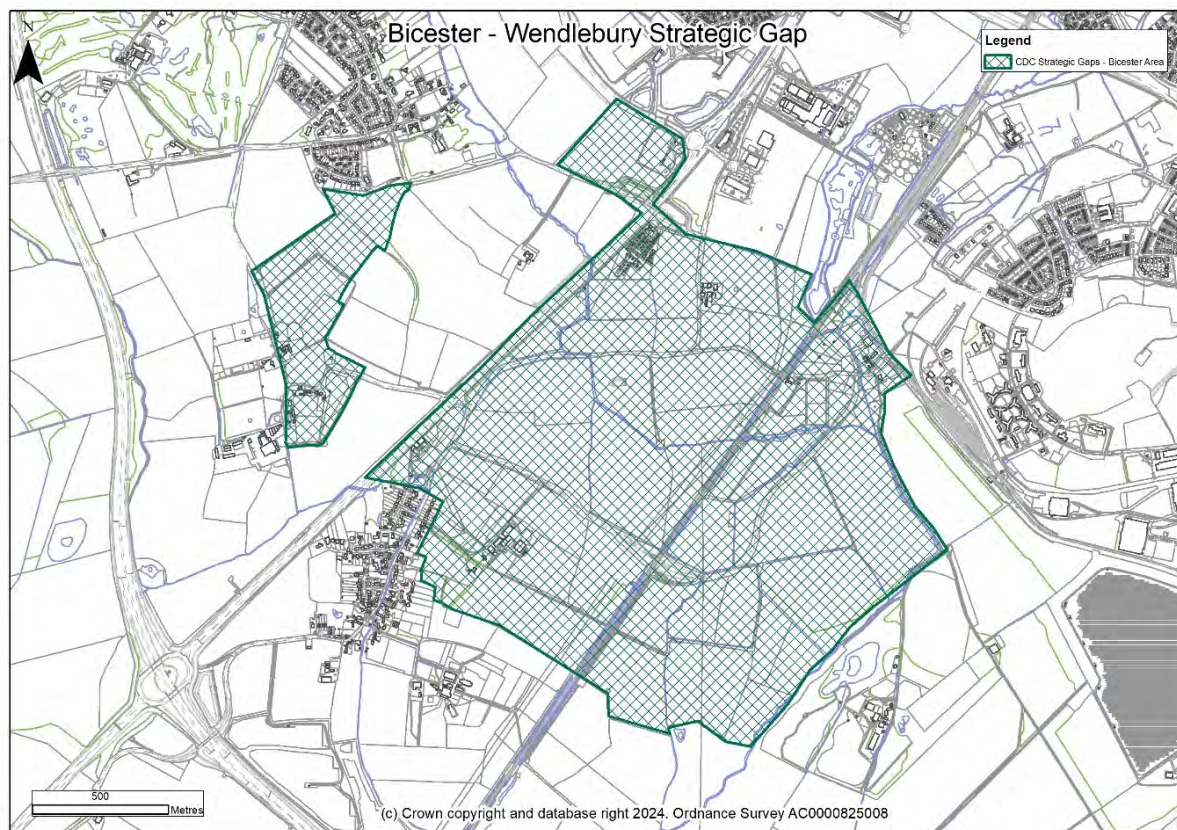
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Bicester and Stratton Audley new development should:

- Not extend Bicester/Caversfield north of the former airfield and east of the A4421.
- Retain screening tree cover within the former quarry site south of Bicester Road.
- Retain rural character and a sense of time-depth on approach through the western outskirts of Stratton Audley.



## Bicester- Wendlebury



### Key characteristics

The key elements in preserving settlement distinction are:

- The constraint to the expansion of Bicester provided by the Scheduled Monument designation of Alchester Roman Town.
- The constraint to development represented by Flood Zone 3 land east of the railway line.
- The role of Graven Hill as a distinctive feature marking the southern extent of Bicester.
- The mature, well-treed and intact field boundaries between the two settlements.
- Mature roadside vegetation along the A41 and Wendlebury Road, limiting perception of the proximity of the settlements to passing traffic.
- Limited road connectivity between Wendlebury and Little Chesterton/Symmetry Park, to limit any sense of settlement coalescence in this direction.

### Guidance for preservation and enhancement of settlement gap

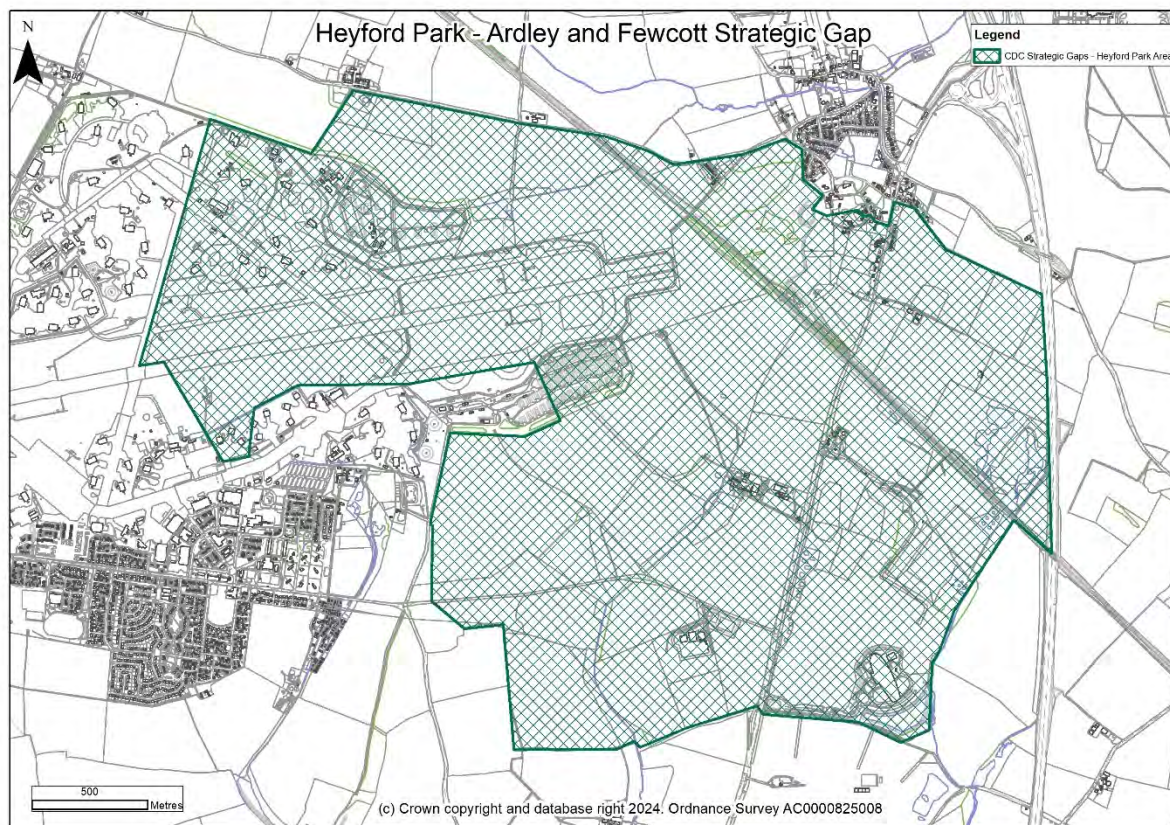
In order to maintain distinction between Bicester and Wendlebury new development should:

- Not detract from the role of Graven Hill as a physical marker of the southern edge of Bicester.
- Not result in any removal of mature field or road boundaries where this would increase views of urban development.
- Not extend Wendlebury up onto higher ground to the east of the village where development would be widely visible.
- Maintain openness between Little Chesterton and Chesterton and avoid strengthening vehicular links between Wendlebury and Little Chesterton/Symmetry Park, to prevent

their amalgamation into a single urban area with the narrow Chesterton – Bicester gap being the primary point of separation.



## Heyford Park- Ardley and Fewcott



### Key characteristics

The key elements in preserving settlement distinction are:

- Ardley Wood and the mature, well-treed hedgerow boundaries around the fields to the east of the railway line, which form a strong boundary to 20th century development in Ardley.
- The open slopes falling gently south-east from the plateau on which Heyford Park is located.
- The absence of significant urbanising influences within the gap, despite the visual openness of the large fields west of the railway line, which helps to retain the rurality of the area and the importance of minimising influences particularly in the narrowest part of the gap between the RAF runway and Ardley Wood.
- The absence of a direct vehicular route between the settlements.
- The cultural heritage constraints associated with the historic flying field area of the former RAF Upper Heyford.
- The need to retain the historic, rural settlement character of the older parts of Ardley and Fewcott, which limits any potential to expand the settlement area towards Heyford Park without increasing urbanising containment of land in the Conservation Areas.

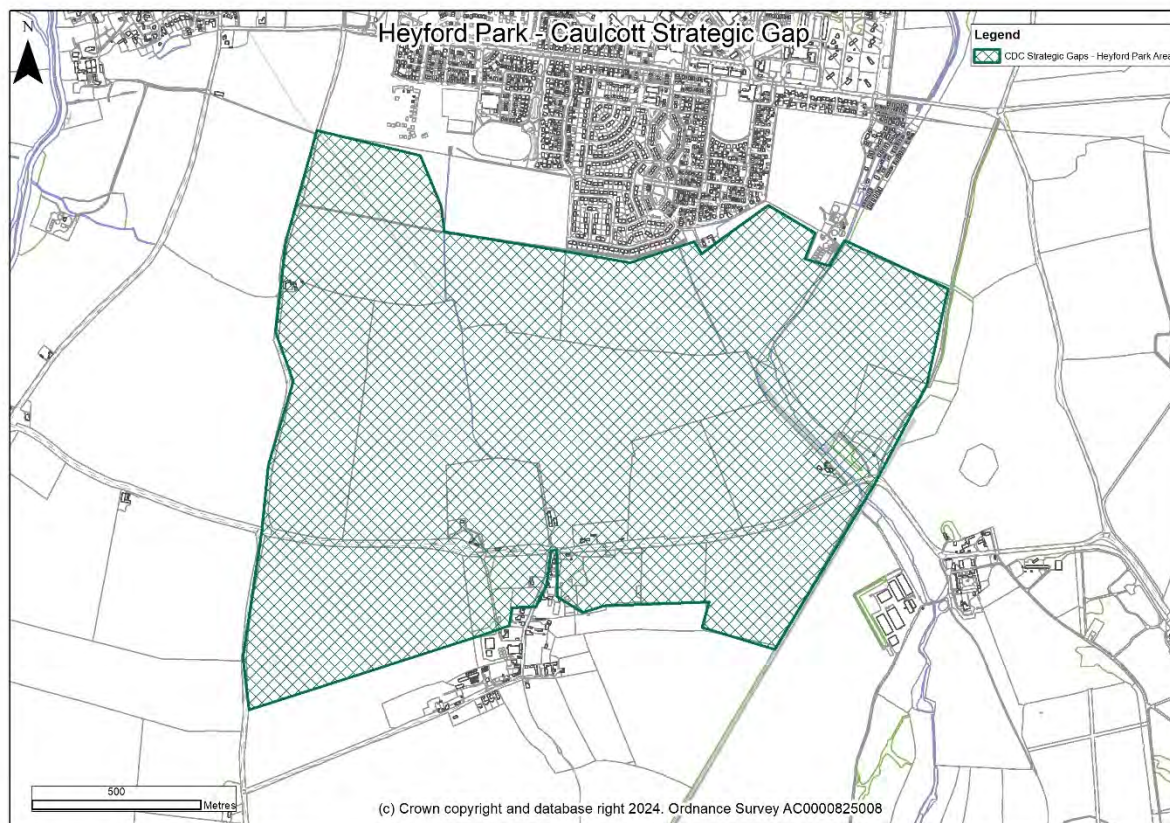
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Heyford Park and Ardley / Fewcott new development should:

- Avoid breaching the strong boundary formed by Ardley Wood and by the railway line.

- Avoid any sense of Heyford Park expanding down from the plateau into the valley, diminishing the boundary role of the woodland south of Camp Road.
- Preserve visual separation between the settlements on either side of the gap.
- Preserve the visual openness and rural character of the large fields forming the core of the gap to the west of the railway line. Particular consideration should be given to minimising impact on views from the bridleway that runs north-east from Camp Road to the railway line.
- Not introduce any direct vehicular links between the settlements that would detract from rural character.

## Heyford Park- Caulcott



### Key characteristics

The key elements in preserving settlement distinction are:

- The boundary role of the B4030 Lower Heyford Road and the form and well-treed setting of Caulcott.
- The visual relationship between land in the gap and the wider rural landscape (although the visual openness of the gap is also a factor that weakens perceived settlement separation).

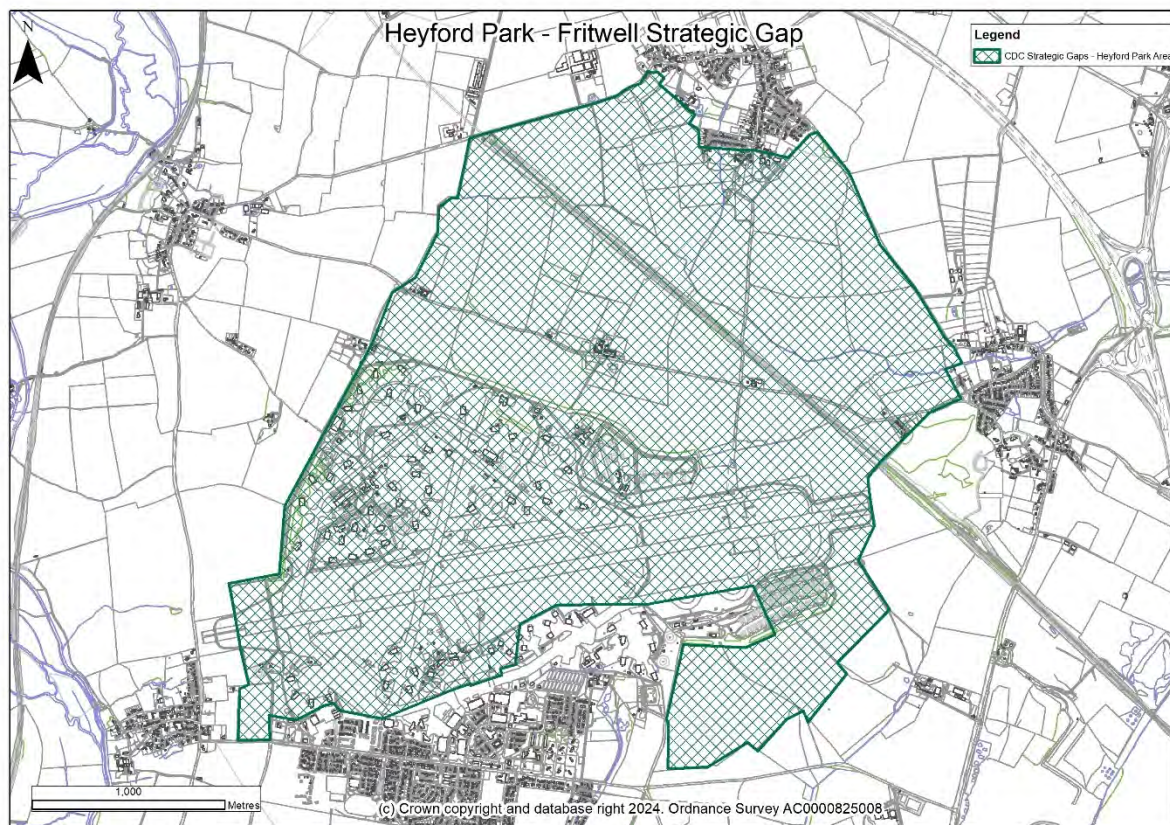
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Heyford Park and Caulcott new development should:

- Not extend Caulcott northwards such that housing would be visible from within the gap's open landscape.
- Retain Caulcott's north-south orientation and well-treed character.
- Use tree/hedgerow planting to create a visual boundary along the southern edge of Heyford Park.
- Preserve a belt of visually open farmland between Port Way and The Gorse.
- Not introduce any new vehicular links between the settlements, or urbanising features within the gap (such as street or pathway lighting or formal recreational land uses).



## Heyford Park- Fritwell



### Key characteristics

The key elements in preserving settlement distinction are:

- The Conservation Area designations which are likely to limit the potential for development in the gap south of the edge of the former RAF Upper Heyford and in the fields at the southern edge of Fritwell.
- The consistent visual screen provided by boundary tree cover at the former RAF Upper Heyford.
- The rural character of the farmland between Heyford Park and Fritwell, with few urbanising visual influences within the settlement gap or from the settlements despite relatively strong visual openness.
- The absence of any direct road links between the two settlements.

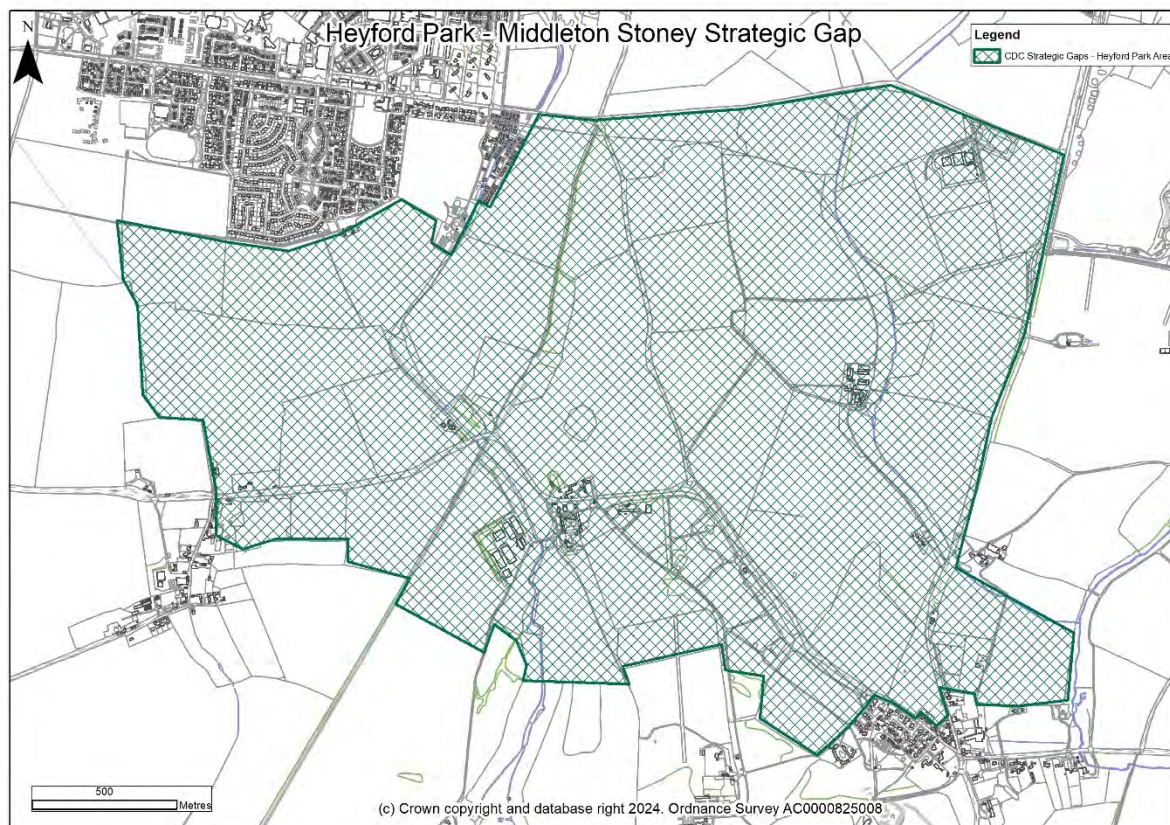
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Heyford Park and Fritwell, new development should:

- Avoid introducing urbanising visual features into the open, rural valley landscape that forms the core of the gap north of the RAF base perimeter tree belt and Kennel Wood.
- Not introduce any new vehicular links or street lighting between settlements.
- Maintain the association between houses in Fritwell Conservation Area and the surrounding rural landscape.



## Heyford Park- Middleton Stoney



### Key characteristics

The key elements in preserving settlement distinction are:

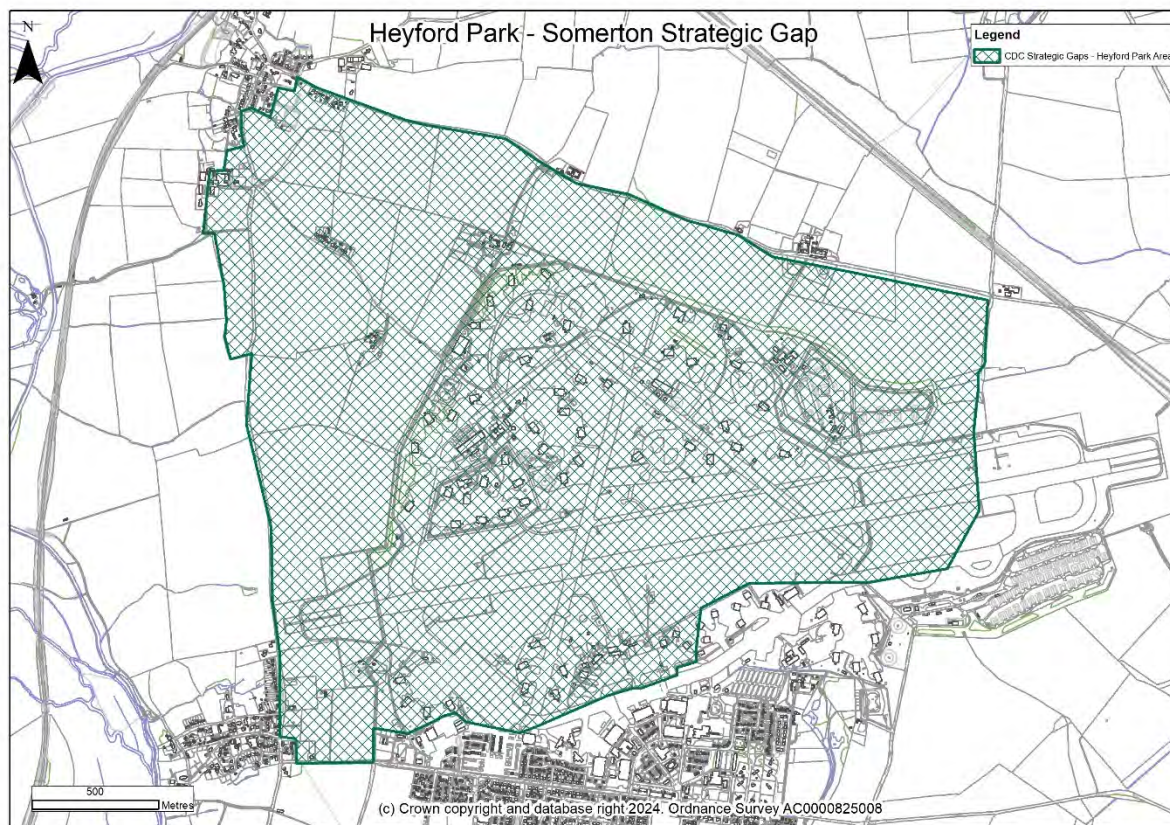
- The wooded areas that provide visual separation between the settlements, including The Heath, The Gorse and tree cover in Middleton Park.
- The visual openness of the landscape and lack of urbanising influences.
- The historic boundary role of Aves Ditch.
- The lack of views significant views into either settlement from the majority of the gap.
- The extent to which development at Middleton Stoney is contained by, or strongly associated with, Middleton Park.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Heyford Park and Middleton Stoney new development should:

- Avoid any expansion of Heyford Park east of Aves Ditch, The Heath and The Gorse.
- Preserve the current relationship between Middleton Stoney and Middleton Park, with the wooded character of the latter dominating the setting of the former.
- Retain the sense of passing through an expansive rural landscape without significant views of development until close to either settlement.

## Heyford Park- Somerton



### Key characteristics

The key elements in preserving settlement distinction are:

- The change in landform which gives Heyford Park a plateau location and Somerton a valley setting.
- The tree cover in the vicinity of the former airfield's perimeter fence, which limits views.
- The availability of long, rural views from the airfield perimeter in which Somerton is screened from sight.
- The Conservation Area designation which is likely to limit the potential for extensive development in the 'flying field' area of the former RAF Upper Heyford.

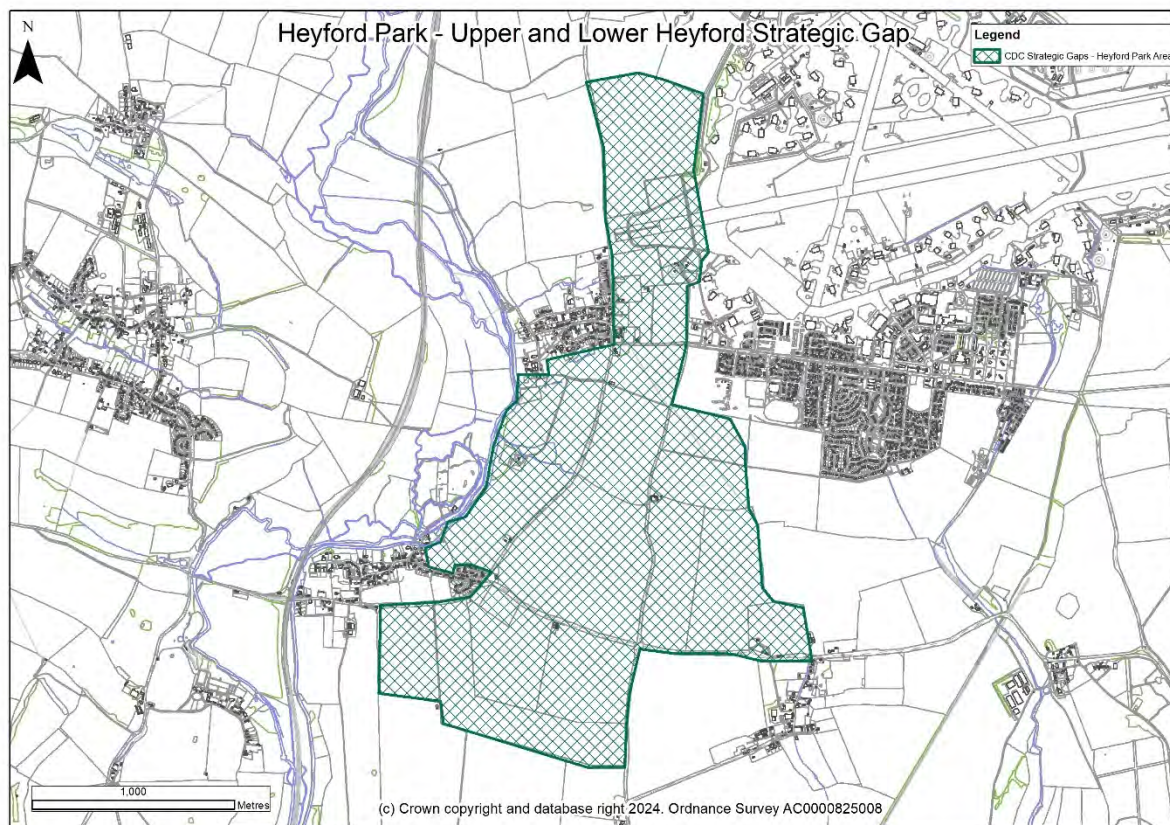
### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Heyford Park and Somerton new development should:

- Avoid any expansion of Somerton up from its valley-side location onto the plateau.
- Maintain the extent of tree cover in the vicinity of the boundary of the former RAF base.
- Not introduce any new vehicular link over the plateau from Somerton.



## Heyford Park- Upper and Lower Heyford



### Key characteristics

The key elements in preserving settlement distinction are:

- The sloping, visually open, farmed landscape which associates land in the settlement gap with the wider Cherwell Valley rather than with the plateau on which Heyford Park is located.
- The clearly defined road and hedgerow boundaries to Heyford Park, the role of Somerton Road in containing most of Upper Heyford around its historic core, and the absence of significant urbanising influence in between.
- The importance of minimising urbanising influences in views from Rousham Park, reflected in the inclusion of land in the settlement gap within the Rousham Conservation Area.
- The importance of preserving the historic flying field area of the former RAF Upper Heyford, which includes the western end of the runway within the settlement gap.

The first three of these elements apply equally to Lower Heyford, but the greater distance involved means that distinction from Heyford Park is considered to be strong.

### Guidance for preservation and enhancement of settlement gap

In order to maintain distinction between Heyford Park and Upper Heyford, new development should:

- Avoid any sense of Heyford Park spilling down from the plateau into the Cherwell Valley.

- Not reduce the perceived width of the narrowest part of the settlement gap, in the fields to either side of Camp Road.
- Retain open views into the settlement gap from Somerton Road.
- Preserve a belt of open farmland between the settlements, retaining the strong visual links between land in the gap, particularly the PRow, and the wider Cherwell Valley.
- Not introduce any new vehicular links between the settlements.

In order to maintain strong distinction between Lower Heyford and Heyford Park new development should also:

- Avoid any sense of Heyford Park spilling down from the plateau into the Cherwell Valley.
- Avoid expansion of either settlement into the large open field west of Station Road, north of the B4030 and west of Port Way, or expansion of Lower Heyford north of the field to the west of this.

## Appendix 5 - Local Green Space Maps


These maps present the Local Green Spaces as designated by Policy COM 25.



N

# Derwent Green

## Key

 Site\_Boundary




0 5 10 20  
Metres



# Gavray Meadows



## Key

 Site\_Boundary




0 50 100 200  
Metres



# Langford Community Orchard



## Key

 Site\_Boundary



0 25 50 100  
Metres



N

# Stratfield Brake Nature Reserve

Key

 Site\_Boundary



0 65 130 260 Metres





N



# Field between Park Farm and the Castle Grounds

Key

 Site\_Boundary

0 15 30 60  
Metres



N

# Bowmont Square

## Key

 Site\_Boundary



0 12.5 25 50  
Metres



N

# Dangerfield

## Key

 Site\_Boundary




0 15 30 60  
Metres



N

# Hamilton Close

## Key

 Site\_Boundary



0 5 10 20  
Metres



# Kings Meadow Recreational Ground



**Key**

 Site\_Boundary




0 15 30 60  
Metres



N

# Meredith Close

## Key

 Site\_Boundary




0 10 20 40 Metres



# Keta Field

## Key

 Site\_Boundary




0 15 30 60  
Metres



# Leach Road Allotments



## Key

 Site\_Boundary




0 15 30 60  
Metres



N

# Evenlode Allotments

## Key

 Site\_Boundary




0 10 20 40  
Metres



# Colne Close Allotments



## Key

 Site\_Boundary



0 5 10 20  
Metres



N

# George Street

## Key

 Site\_Boundary




0 12.5 25 50  
Metres



N

# Hudson Street

## Key

 Site\_Boundary




0 15 30 60 Metres



# Site 10- Isis Avenue

## Legend

 Local Green Space

Isis Avenue  
10

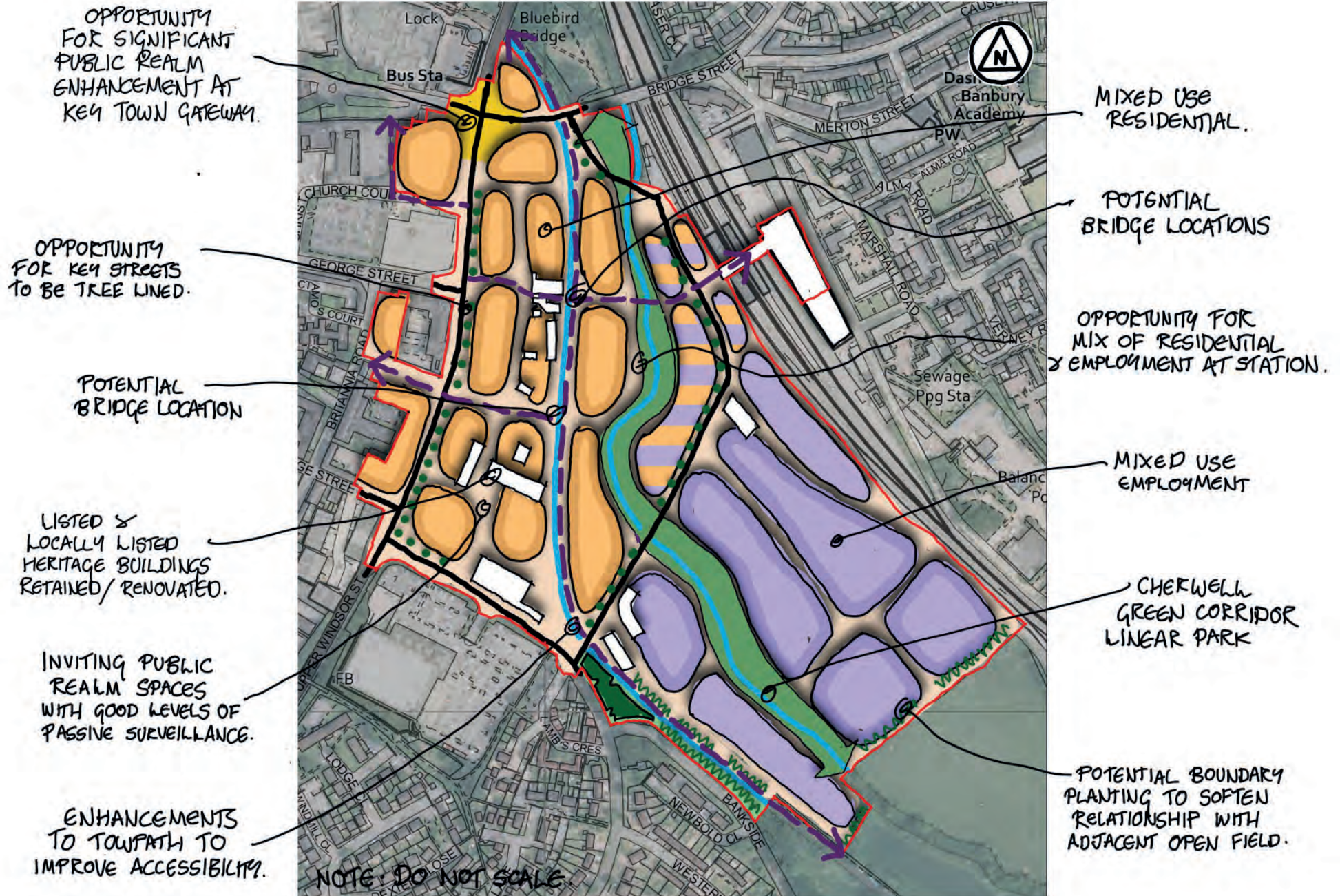
0 15 30 60  
Metres



# Appendix 6 – Site Concept Plans

INDICATIVE SKETCH LAYOUT BAN M/U 1: BANBURY CANALSIDE

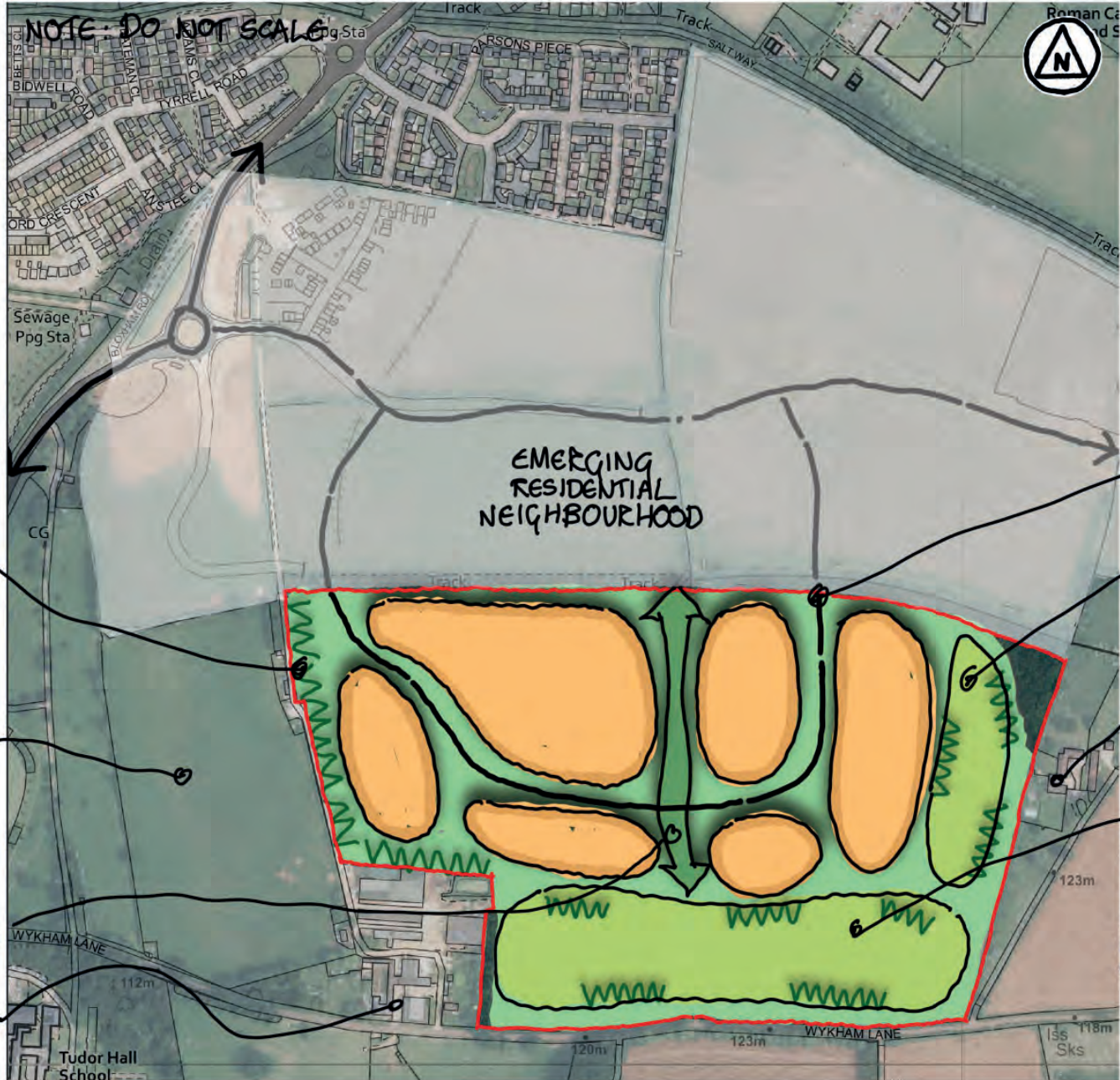
Page 92





INDICATIVE SKETCH LAYOUT BAN H2: EAST OF BLOXHAM ROAD, BANBURY (SOUTH OF SALT WAY EAST - PHASE 2)

Page 93



WOODLAND BELT FOR SEPERATION WITH FARM. & VALLEY

STEEP SLOPES OF DISTINCTIVE VALLEY FEATURE TO REMAIN UNALLOCATED.

GREEN CORRIDOR LINK

WYKHAM PARK FARM

EMERGING RESIDENTIAL NEIGHBOURHOOD

MAIN STREET LOOP

OPEN SPACE TO CONSIDER FARMHOUSE SETTING.

WYKHAM FARMHOUSE.

OPEN SPACE & PLANTING TO PROTECT WYKHAM LANE RURAL CHARACTER WHILST ALLOWING A DEGREE OF INTERVISIBILITY & PASSIVE SURVEILLANCE.



INDICATIVE SKETCH LAYOUT BIC E1 EAST OF J9, M40, BIC E2 SOUTH OF CHESTERTON, & BIC E3 LODGE FARM

Page 94

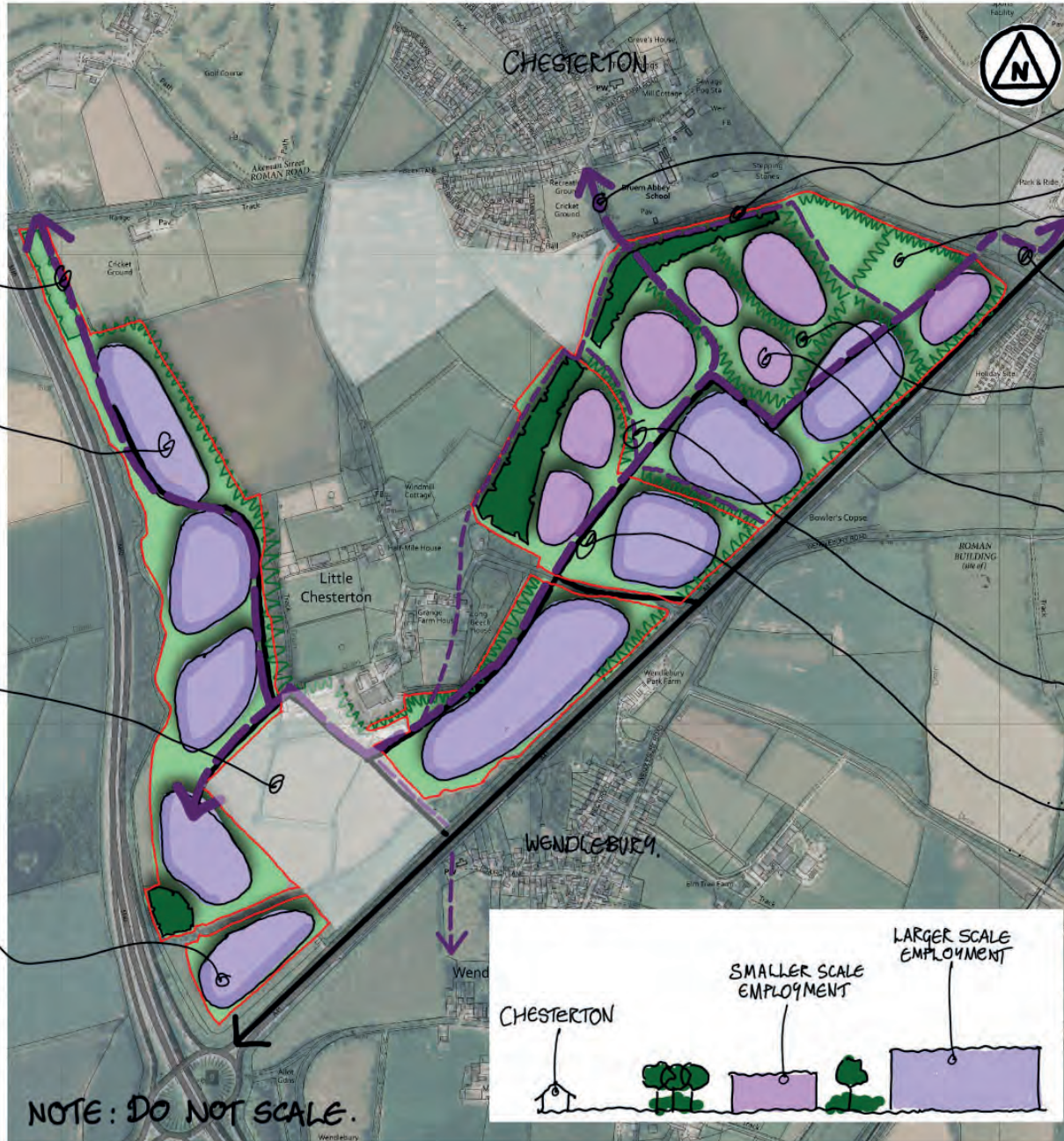
PEDESTRIAN /  
CYCLE LINK

LARGER SCALE  
DEVELOPMENT  
M40 x A41  
CORRIDORS.

EMERGING  
EMPLOYMENT  
DEVELOPMENT

POTENTIAL GATEWAY  
BUILDING- KEY  
FRONTAGE  
- CONSIDER ALONGSIDE  
LAND REQUIREMENTS  
FOR M40 J9 WORKS.

NOTE: DO NOT SCALE.



PEDESTRIAN /  
CYCLE  
LINK TO CHESTERTON.

NEW RECREATIONAL  
WALKING ROUTES.

MEADOWS RETAINED /  
& MANAGED.

PEDESTRIAN /  
CYCLE  
LINKS TO P+K x BICESTER

RETAIN / REINFORCE  
HEDGEROW / TREES AS  
WOODLAND SETTING.

CONSIDER RELATIONSHIP  
WITH CHESTERTON -  
SMALLER SCALE / NATURAL  
MATERIALS.

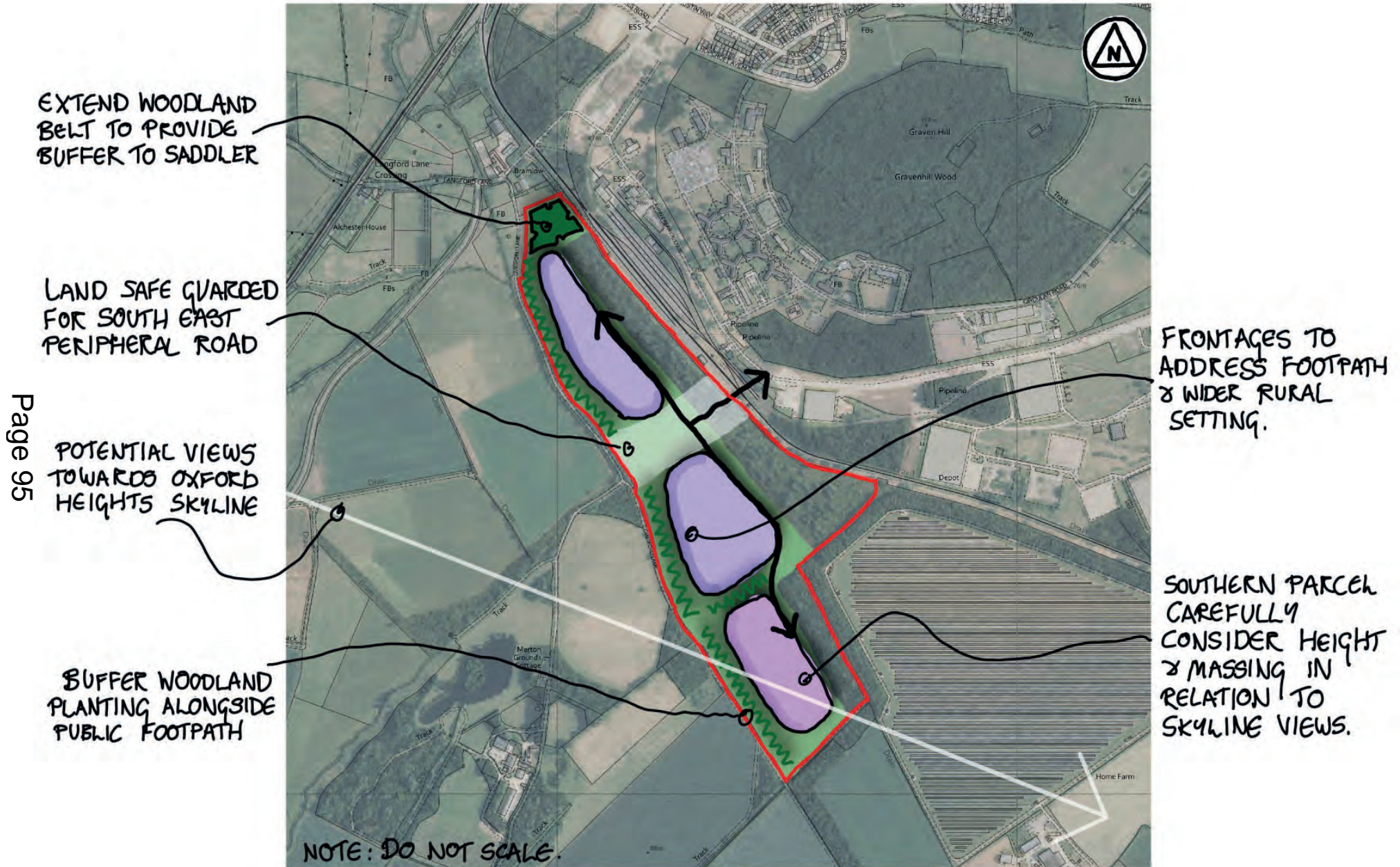
CONSIDER VIEWS  
TOWARDS OXFORD HEIGHTS

POTENTIAL ROUTE  
OF STRATEGIC CYCLE  
LINK - DESIGN TO  
ENSURE ATTRACTIVE /  
DIRECT ROUTE WITH  
GOOD LEVELS OF ACTIVITY  
& PASSIVE SURVEILLANCE.





INDICATIVE SKETCH LAYOUT BIC E4: LAND SOUTH WEST OF GRAVEN HILL



Page 95



# INDICATIVE SKETCH LAYOUT KID H1: SOUTH-EAST OF WOODSTOCK

Page 96



FOOTPATHS & STREET TO CONNECT TO ADJACENT DEVELOPMENT

OPPORTUNITY FOR OPEN SPACE ASSOCIATED WITH ROMAN VILLA — SETTING AND INTERPRETATION.

OPPORTUNITY FOR FRONTAGES AND TREES TO FRAME SPACE.

FOOTPATH LINK TO WIDER COUNTRYSIDE.

CONSIDER SETTING TO VILLA AND OTHER AREAS OF ARCHAEOLOGICAL INTEREST.

NOTE: DO NOT SCALE.



INDICATIVE SKETCH LAYOUT RUR H1: LAND WEST OF SPRINGWELL HILL, BLETCHINGDON

Page 97

RETAIN FOOTPATH  
WITHIN ATTRACTIVE,  
OVERLOOKED  
LANDSCAPE  
CORRIDOR.

OPEN SPACE &  
TREE PLANTING.

OVERALL: ENSURE  
CLEAR RELATIONSHIP  
WITH ADJACENT  
SETTLEMENT.

CLEAR PEDESTRIAN  
LINK TO SCHOOL  
& CO-OP.



OPPORTUNITY  
FOR ADDITIONAL  
BOUNDARY PLANTING

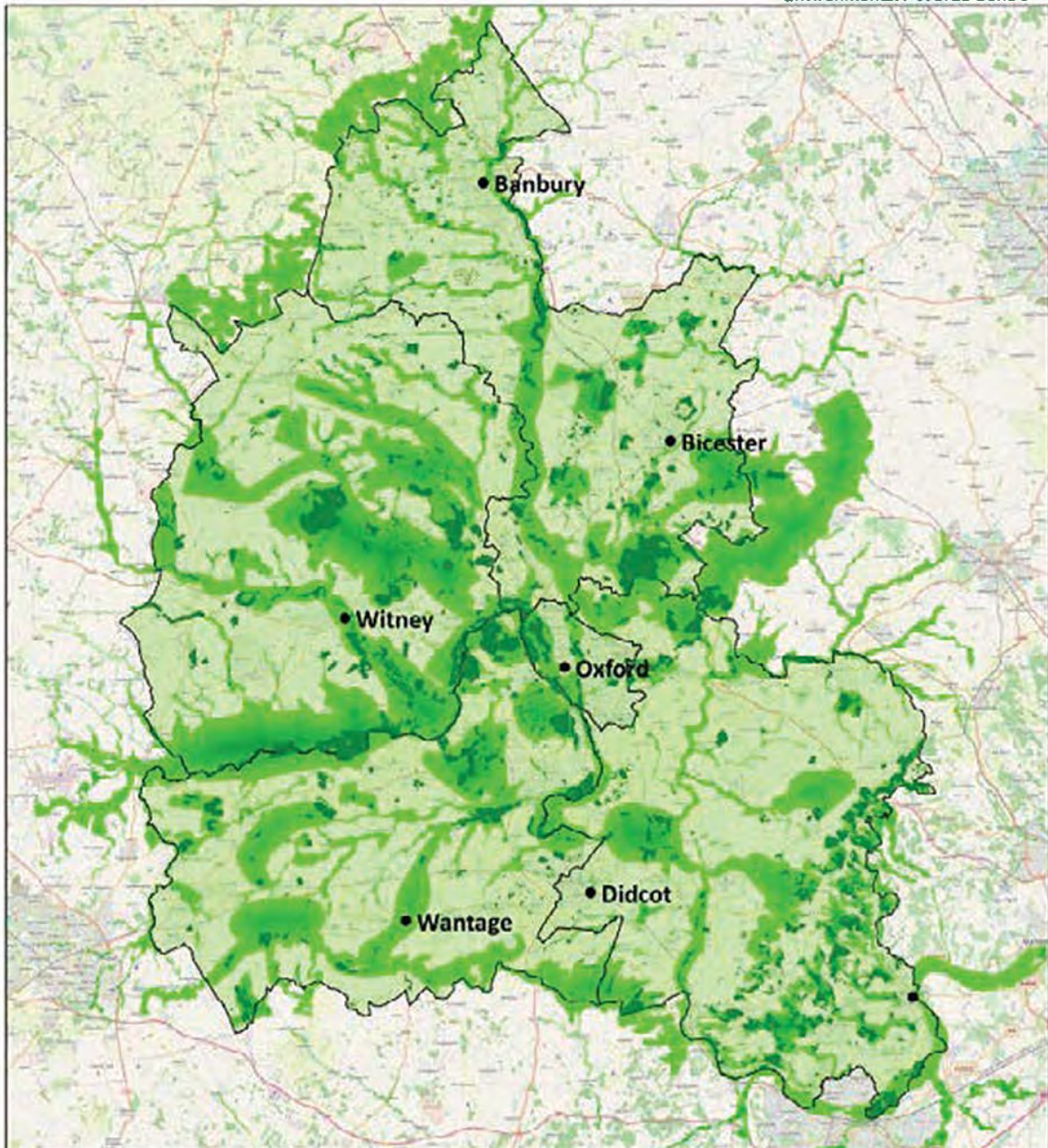
PERIMETER  
BLOCKS WITH  
SECURE REAR  
BOUNDARIES &  
ACTIVE FRONTAGE

NOTE: DO NOT SCALE.

## Appendix 7 - Draft Nature Recovery Network Maps



# Draft Oxfordshire Nature Recovery Network



## Key

### Nature Recovery Network

- Core Zone
- Recovery Zone
- Wider Landscape Zone

### Boundaries

- District Boundaries

0 5 10 km

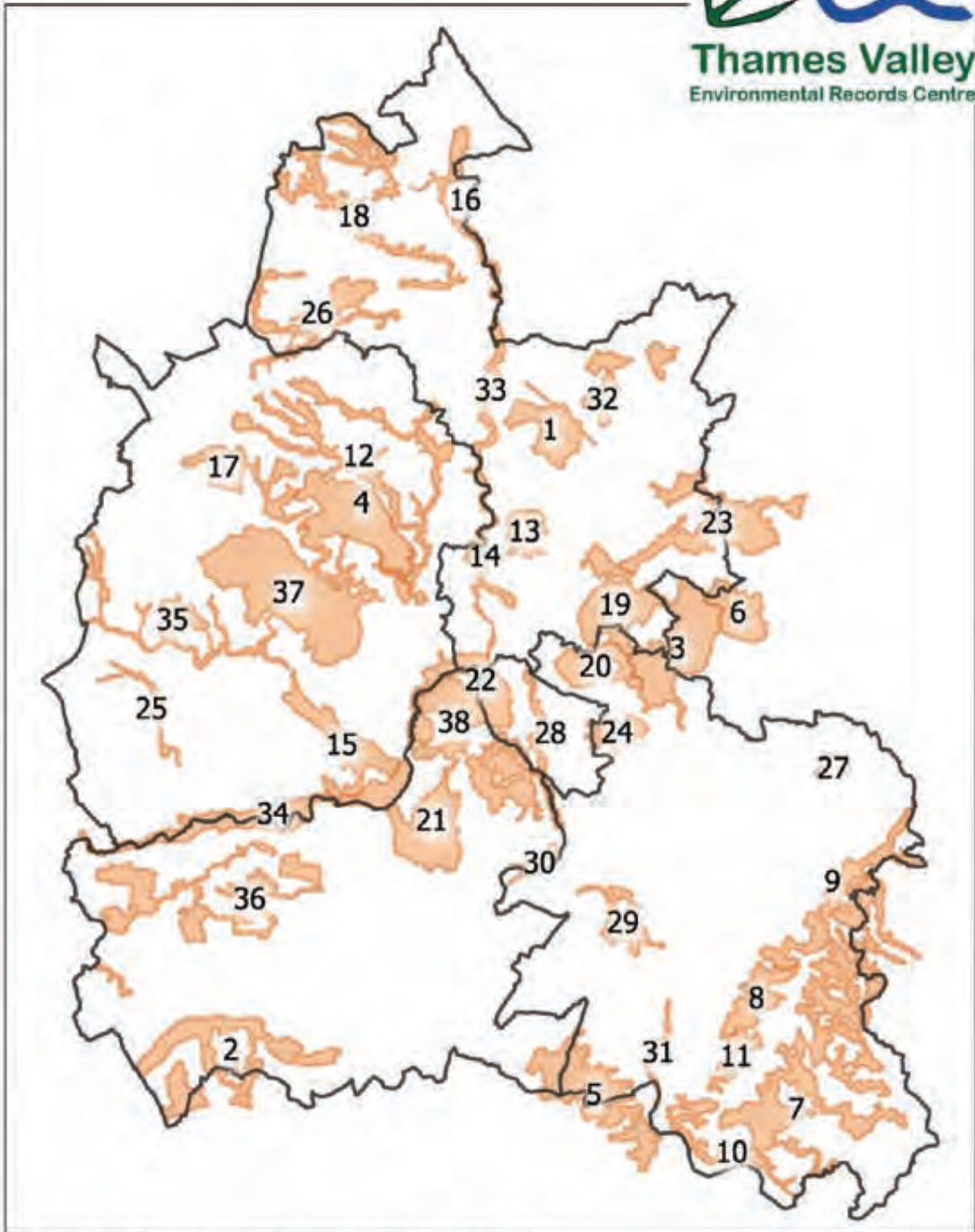


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 Contains TVERC data  
 Contains OS data (c) Licence number 1000233-13  
 Contains OpenStreetMap data  
 Contains Environment Agency information (c) Environment Agency or database right

## Appendix 8 - Conservation Target Areas

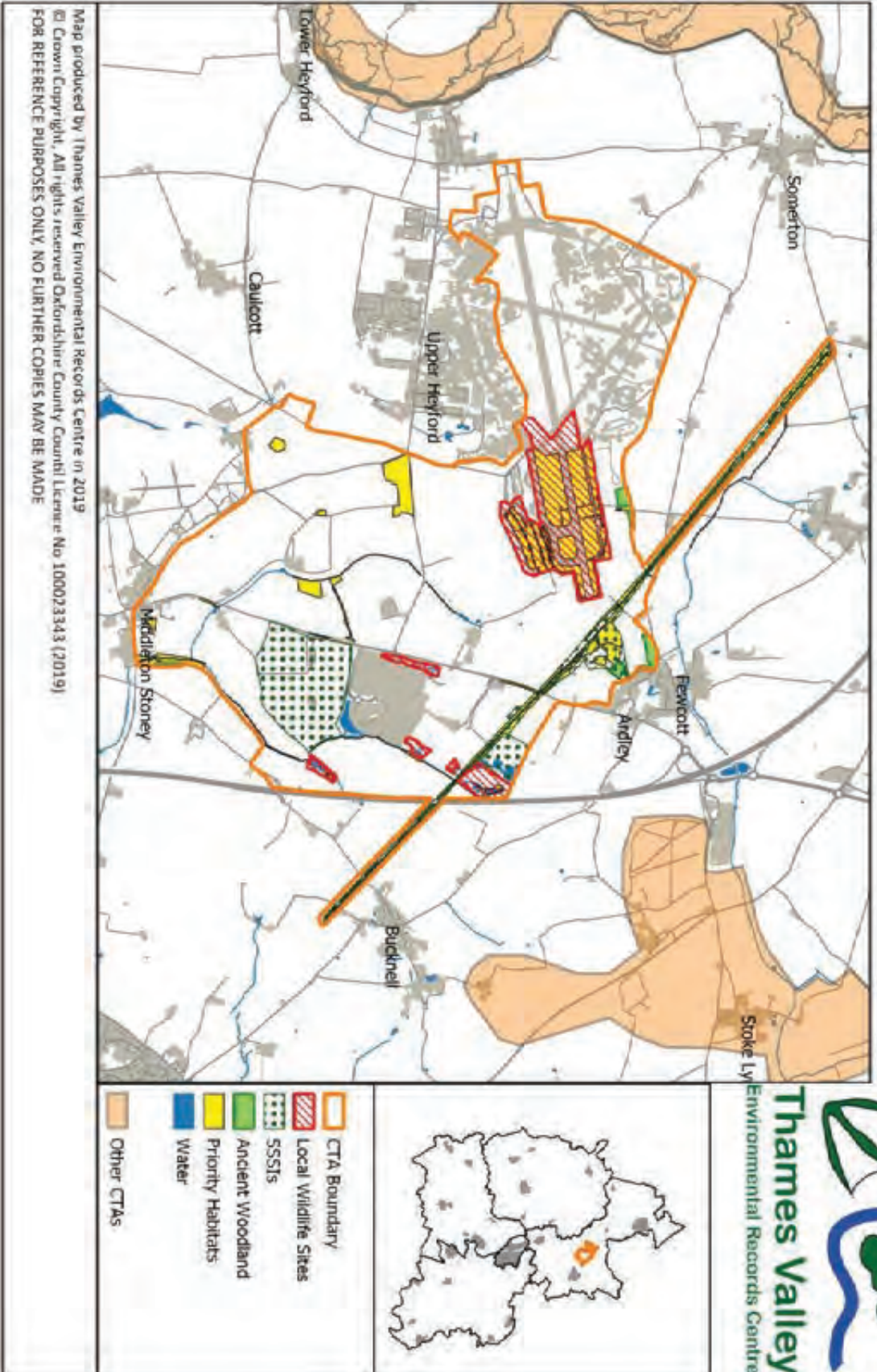


# Oxfordshire Conservation Target Areas



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# Ardley and Upper Heyford Conservation Target Area

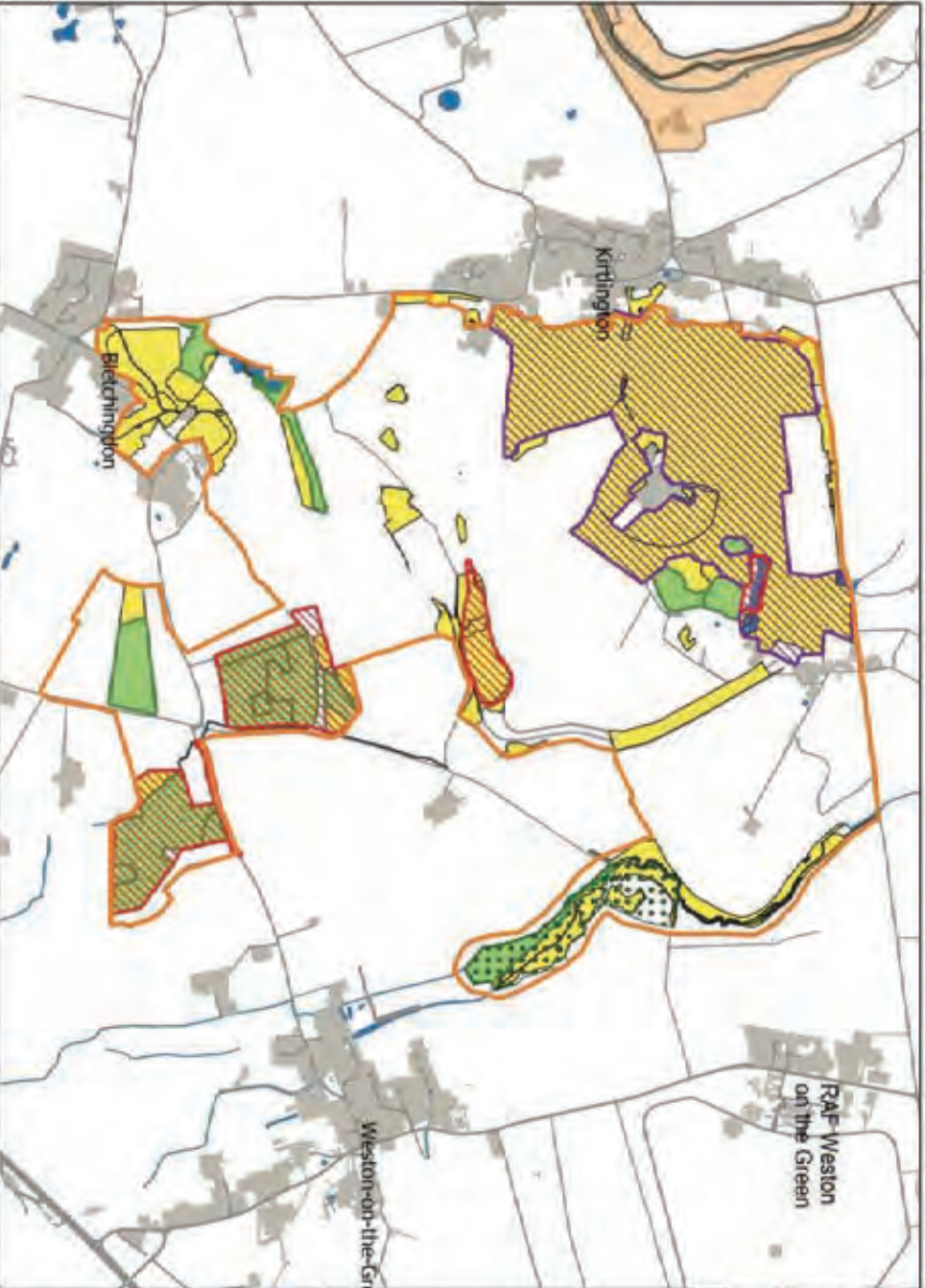


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# Kirtlington and Blechington Parks and Woods Conservation Target Area



**Thames Valley**  
Environmental Records Centre

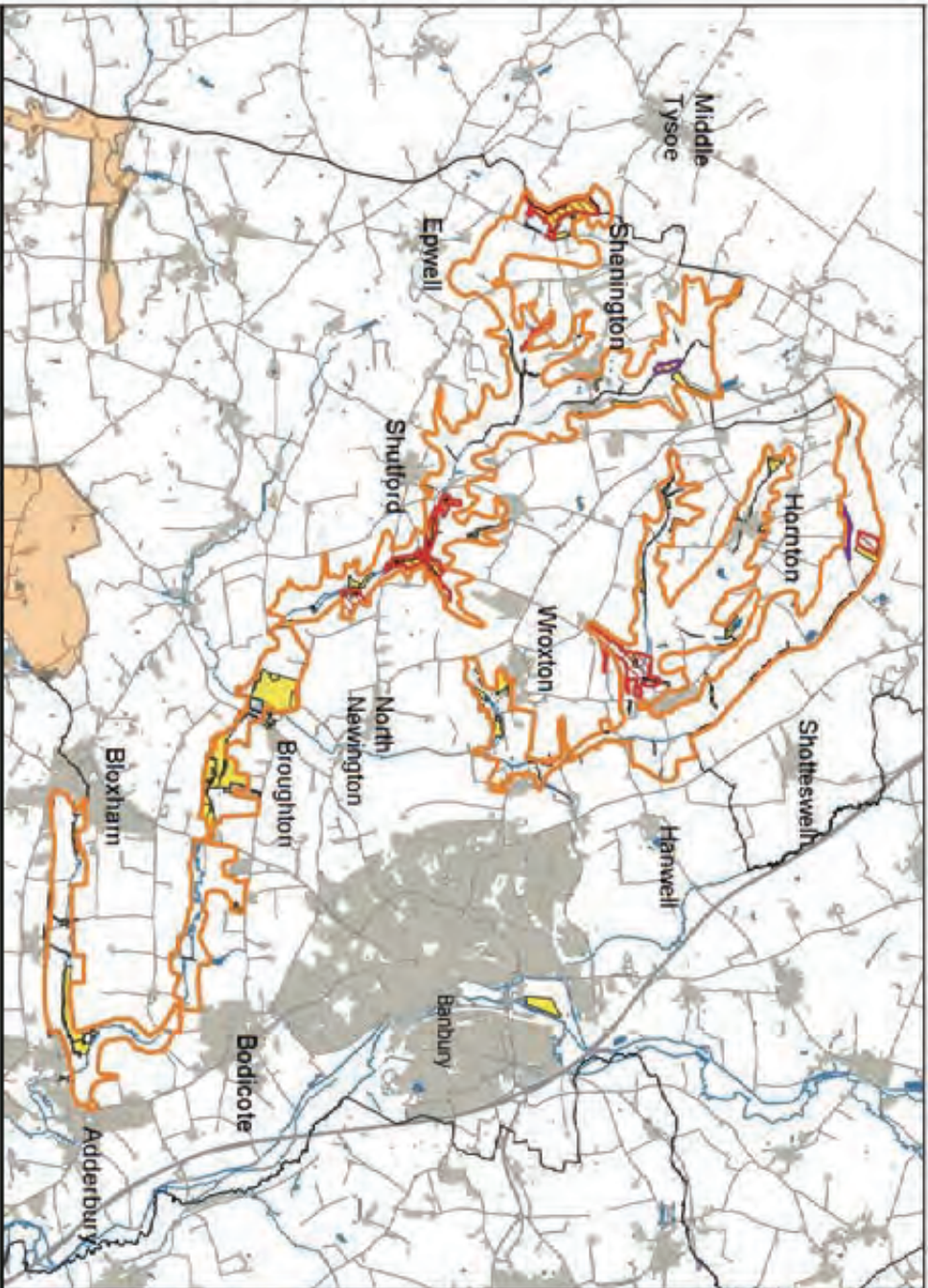


-  CTA Boundary
-  Local Wildlife Sites
-  Proposed Local Wildlife Sites
-  SSSIs
-  Ancient Woodland
-  Priority Habitats
-  Water
-  Other CTAs

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# Northern Valleys Conservation Target Area



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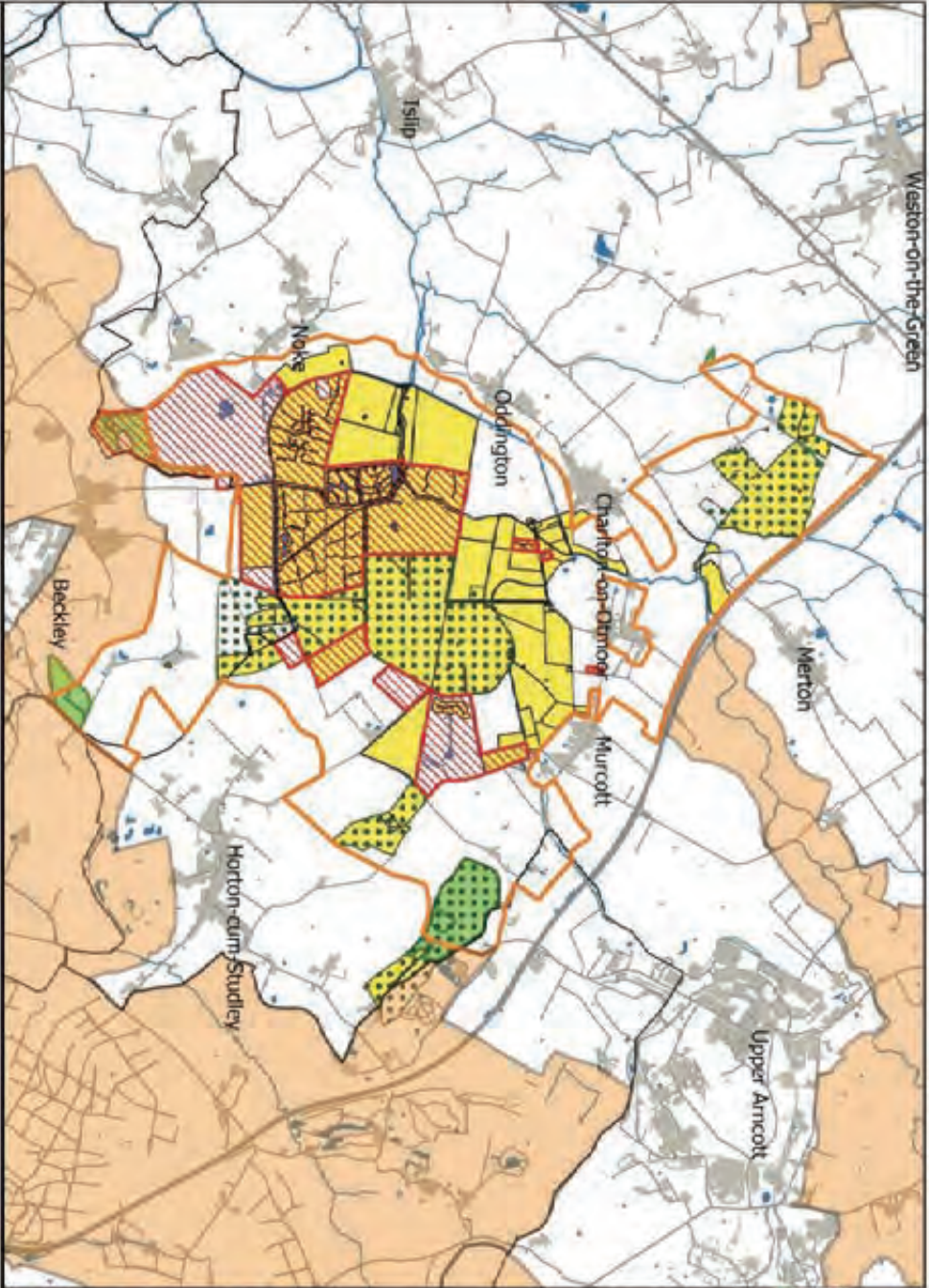
**Thames Valley**  
 Environmental Records Centre



- CTRA Boundary
- Local Wildlife Sites
- Proposed Local Wildlife Sites
- Ancient Woodland
- Priority Habitats
- Water
- Other CTAs



# Otmoor Conservation Target Area



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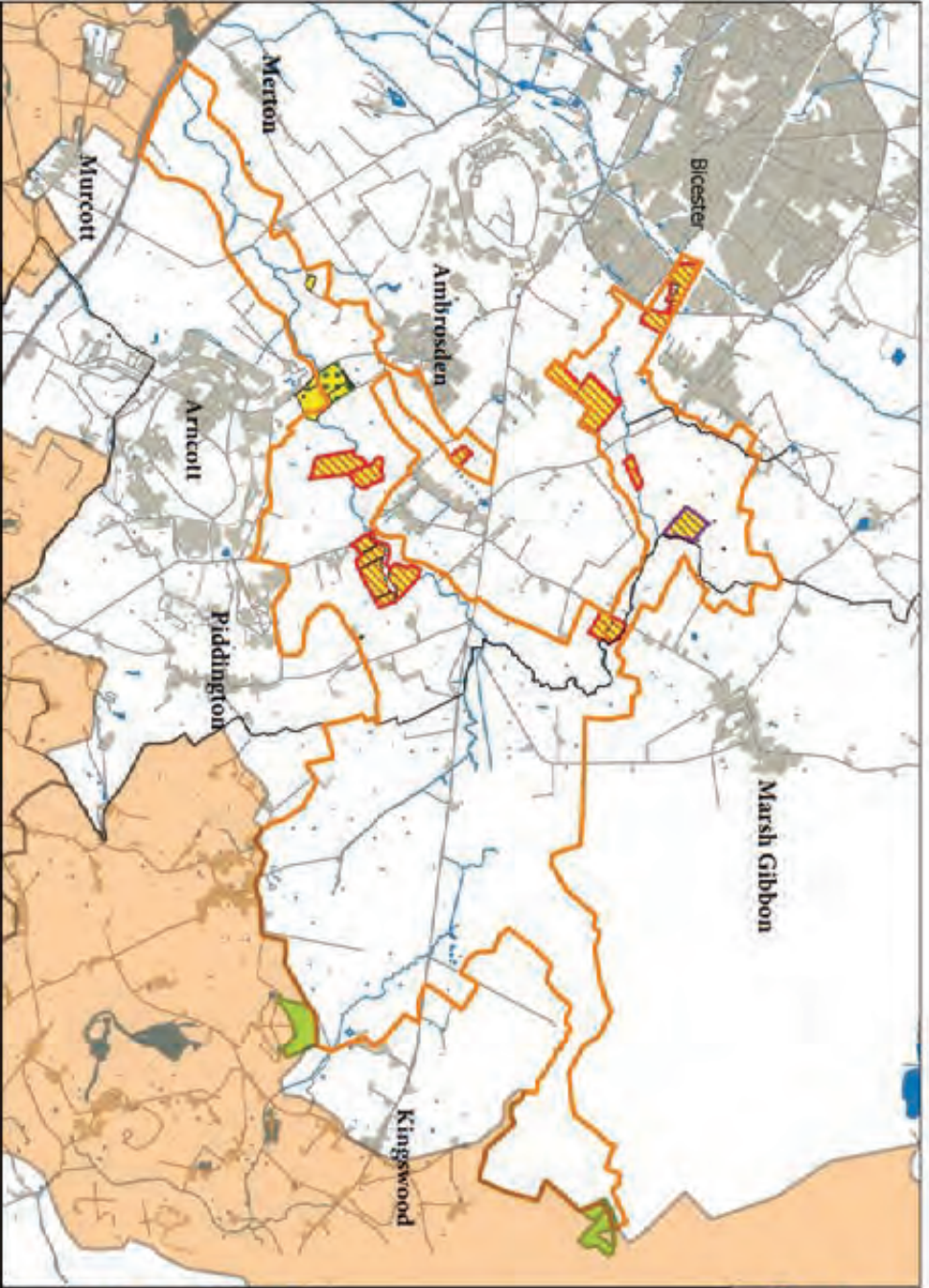
**Thames Valley**  
 Environmental Records Centre



-  CTA Boundary
-  Local Wildlife Sites
-  SSSIs
-  Ancient Woodland
-  Priority Habitats
-  Water
-  Other CTAs



Ray  
Conservation Target Area



**Thames Valley**  
Environmental Records Centre

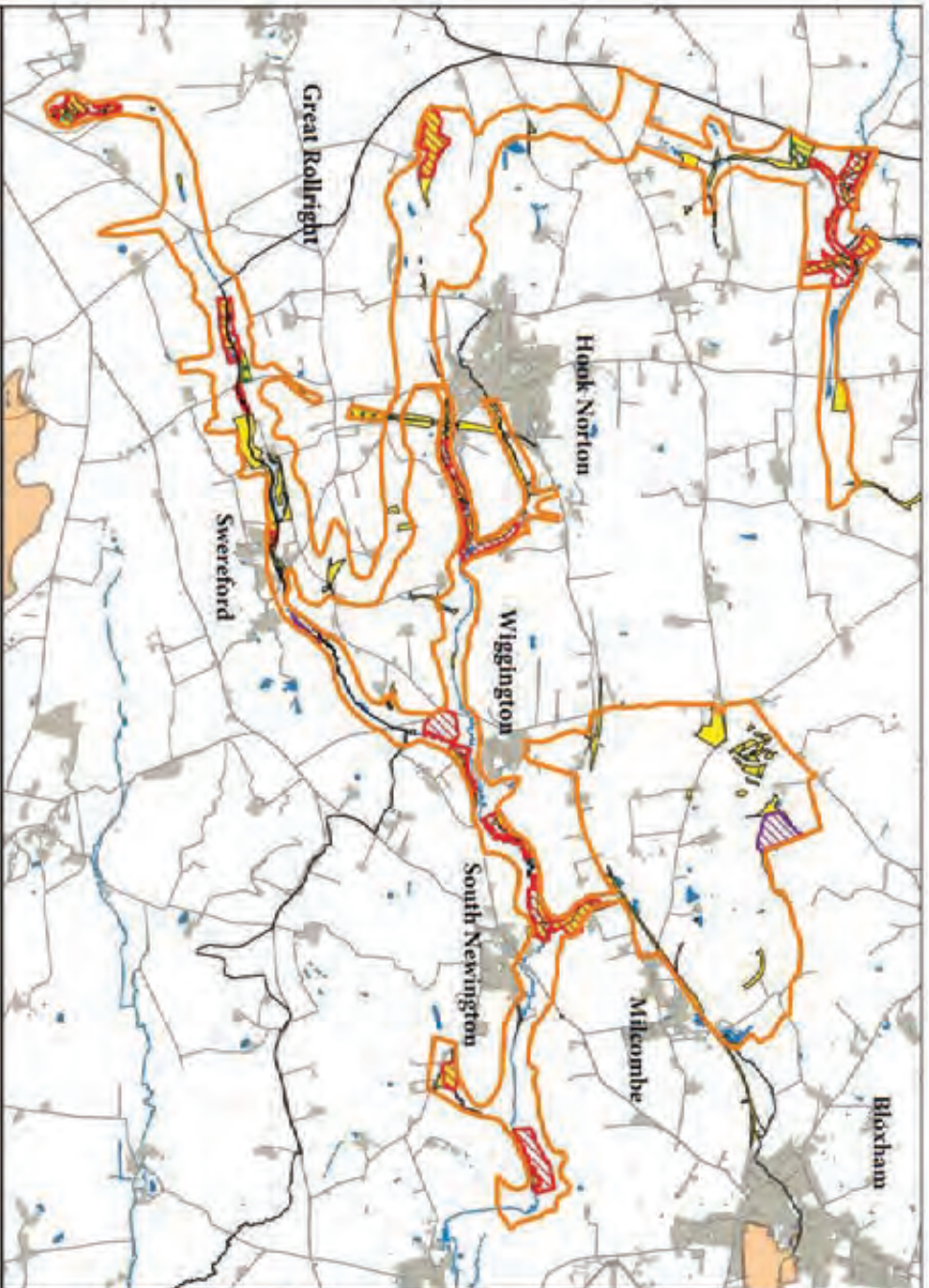


- CTA Boundary
- Local Wildlife Sites
- Proposed Local Wildlife Sites
- SSSIs
- Ancient Woodland
- Priority Habitats
- Water
- Other CTAs

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# Swere Valley and Upper Stour Conservation Target Area



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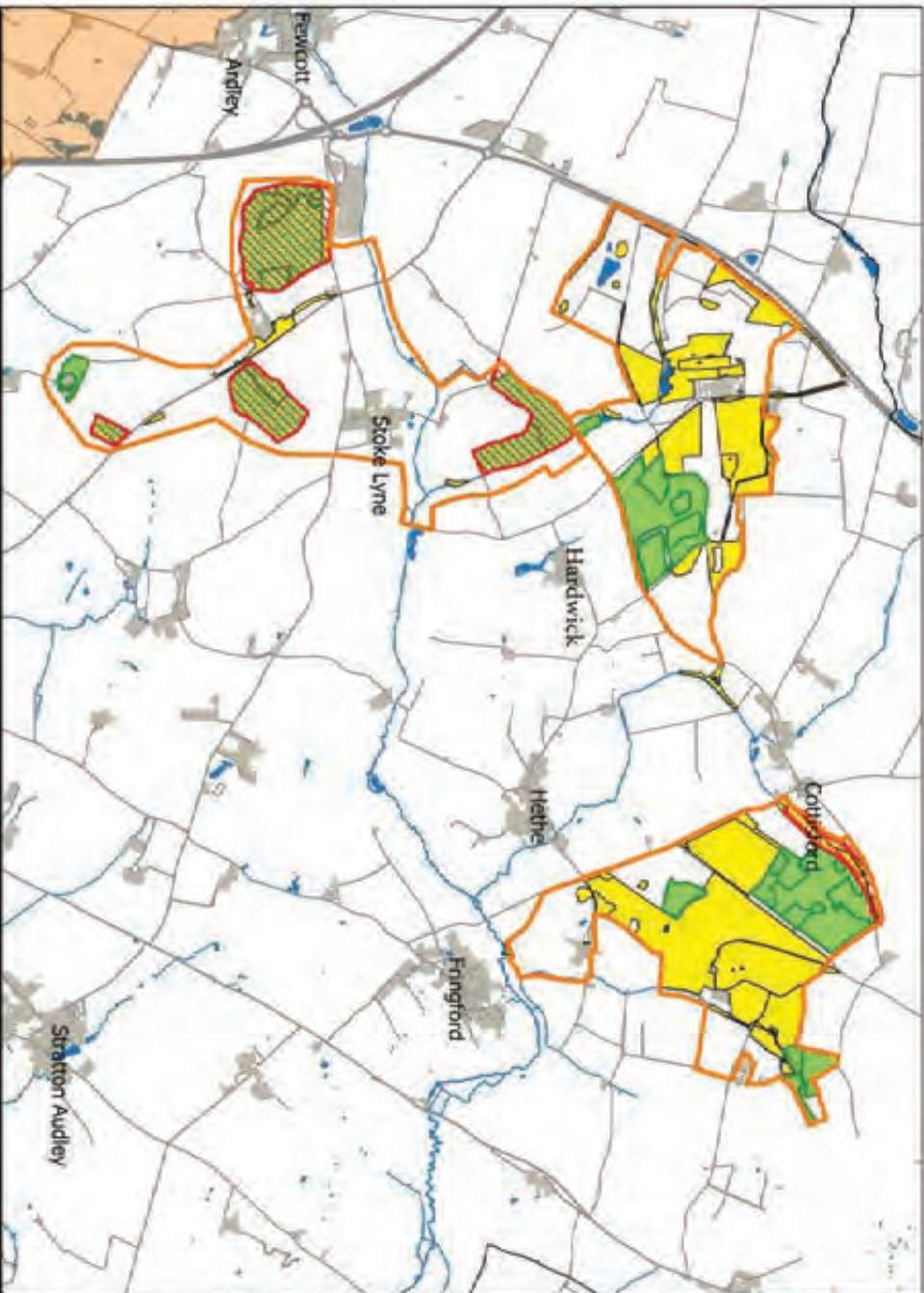


**Thames Valley**  
 Environmental Records Centre



- CTA Boundary
- Local Wildlife Sites
- Proposed Local Wildlife Sites
- SSSIs
- Ancient Woodland
- Priority Habitats
- Water
- Other CTAs

# Tusmore and Shellswell Park Conservation Target Area



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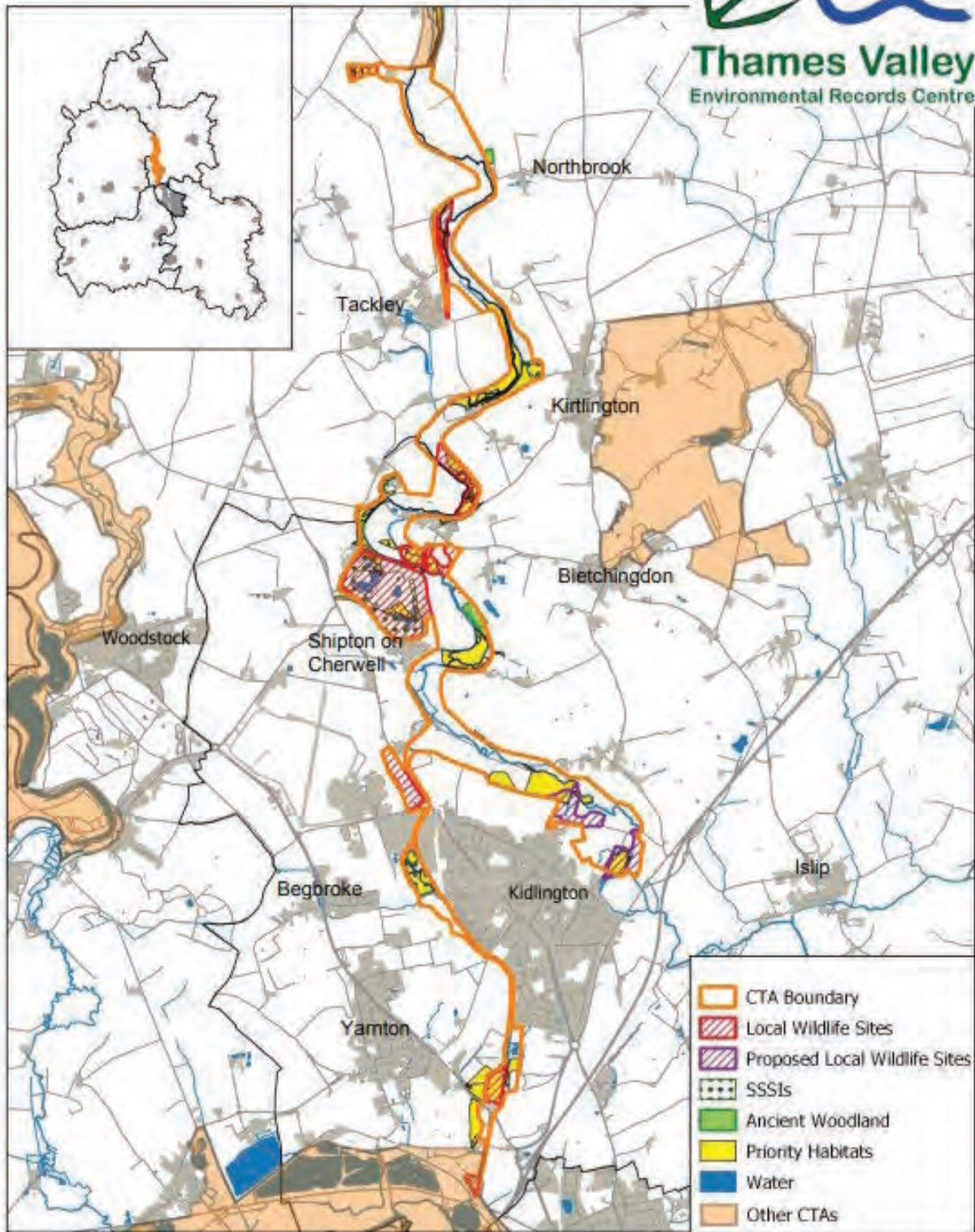
**Thames Valley**  
 Environmental Records Centre



-  CTA Boundary
-  Local Wildlife Sites
-  Ancient Woodland
-  Priority Habitats
-  Water
-  Other CTAs



Lower Cherwell Valley  
Conservation Target Area



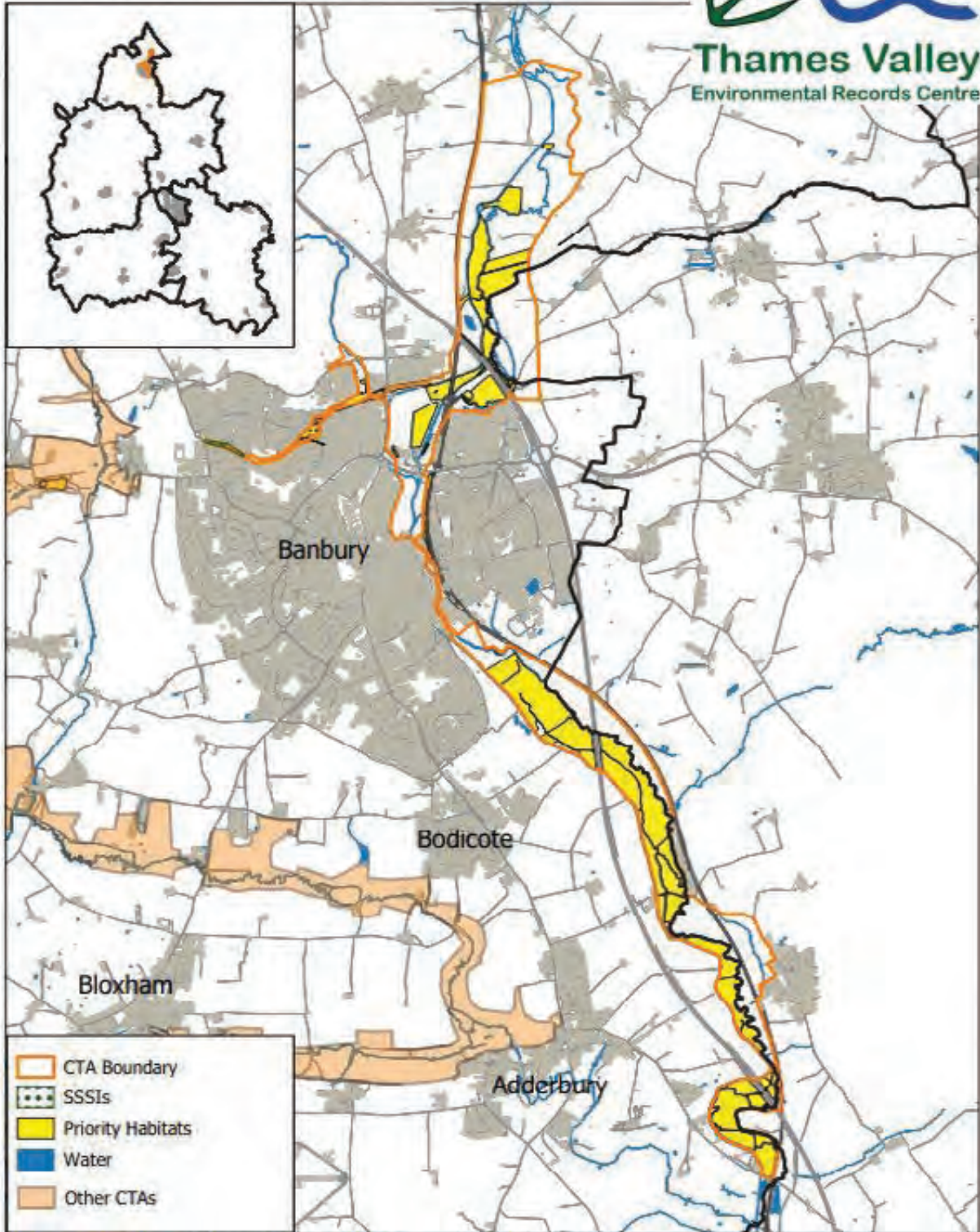
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# North Cherwell Conservation Target Area



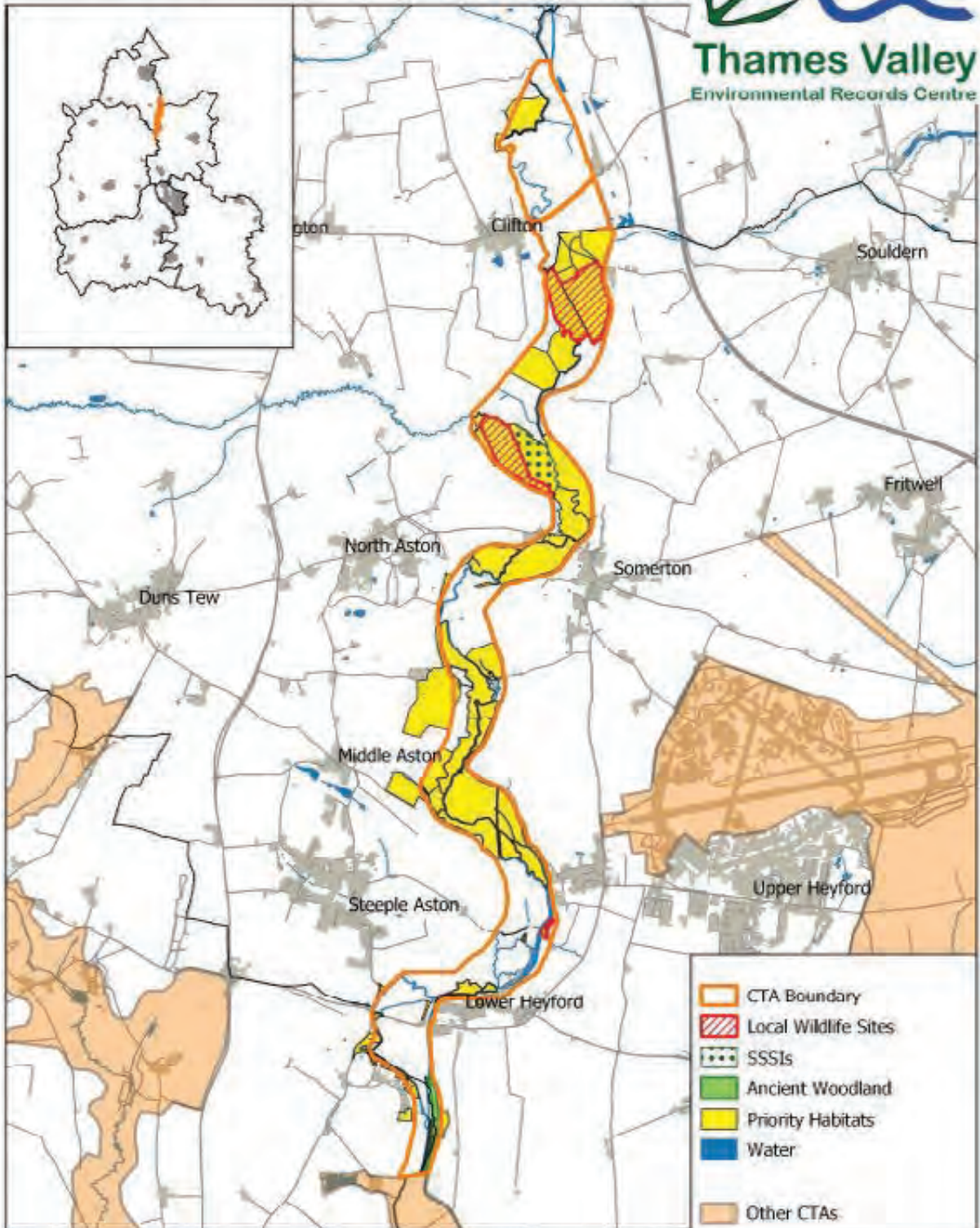
**Thames Valley**  
Environmental Records Centre



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# Upper Cherwell Conservation Target Area



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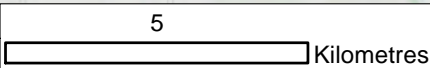
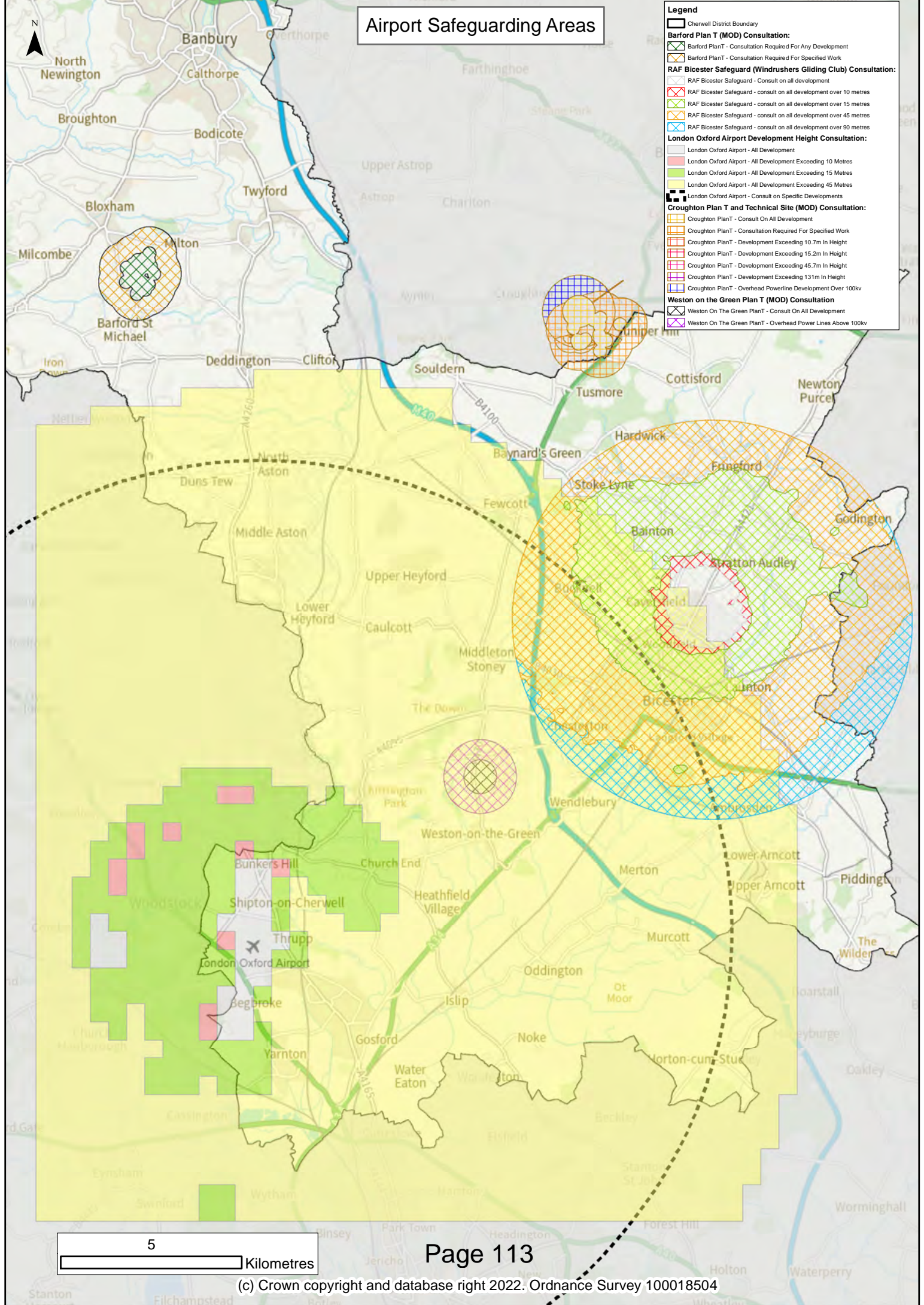
# Appendix 9 - Airport Safeguarded Area



# Airport Safeguarding Areas

**Legend**

- Cherwell District Boundary
- Barford Plan T (MOD) Consultation:**
  - Barford Plan T - Consultation Required For Any Development
  - Barford Plan T - Consultation Required For Specified Work
- RAF Bicester Safeguard (Windrushers Gliding Club) Consultation:**
  - RAF Bicester Safeguard - Consult on all development
  - RAF Bicester Safeguard - consult on all development over 10 metres
  - RAF Bicester Safeguard - consult on all development over 15 metres
  - RAF Bicester Safeguard - consult on all development over 45 metres
  - RAF Bicester Safeguard - consult on all development over 90 metres
- London Oxford Airport Development Height Consultation:**
  - London Oxford Airport - All Development
  - London Oxford Airport - All Development Exceeding 10 Metres
  - London Oxford Airport - All Development Exceeding 15 Metres
  - London Oxford Airport - All Development Exceeding 45 Metres
  - London Oxford Airport - Consult on Specific Developments
- Croughton Plan T and Technical Site (MOD) Consultation:**
  - Croughton Plan T - Consult On All Development
  - Croughton Plan T - Consultation Required For Specified Work
  - Croughton Plan T - Development Exceeding 10.7m In Height
  - Croughton Plan T - Development Exceeding 15.2m In Height
  - Croughton Plan T - Development Exceeding 45.7m In Height
  - Croughton Plan T - Development Exceeding 131m In Height
  - Croughton Plan T - Overhead Powerline Development Over 100kv
- Weston on the Green Plan T (MOD) Consultation**
  - Weston On The Green Plan T - Consult On All Development
  - Weston On The Green Plan T - Overhead Power Lines Above 100kv



## Appendix 10 – Glossary

Phrase	Definition
20-Minute Neighbourhood	Model of urban development that creates neighbourhoods where daily services can be accessed within a 20-minute walk.
Accessible Green Space Standards	Model standards devised by Natural England for the provision of 'natural' greenspace, i.e. accessible areas that also provide Accessible Green Space Standards potential wildlife habitat. The model sets out that no person should live more than 300m from their nearest area of natural greenspace of at least 2ha in size; that there should be at least one accessible 20ha site within 2km of home; that there should be one accessible 100ha site within 5km of home; and that there should be one accessible 500ha site within 10km of home.
Access to Natural Greenspace Standard (ANGSt)	ANGSt is a tool in assessing current levels of accessible natural greenspace, and planning for better provision. The three underlying principles of ANGSt are: <ul style="list-style-type: none"> <li>a) Improving access to greenspaces</li> <li>b) Improving naturalness of greenspaces</li> <li>c) Improving connectivity with greenspaces</li> </ul> ANGST sets a maximum recommended standard on walking distance people should have to travel to have access to accessible natural greenspace.
Active travel	'Active travel' (or active transportation or mobility) means walking or cycling as an alternative to motorised transport (notably cars, motorbikes/mopeds etc) for the purpose of making every day journeys.
Adoption	The approval, after independent examination, of the final version of a Local Plan by a local planning authority for future planning policy and decision making
Affordable Housing	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). <b>Affordable housing for rent:</b> meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).  <b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. <b>Other affordable routes</b> to home ownership is housing provided for sale that provides a route to ownership for those who could not



	achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.
Air Quality Assessment (AQA)	An assessment undertaken to establish the baseline air quality.
Air Quality Management Plan	Plan which outlines actions to improve air quality in an area.
Air Quality Management Area	An AQMA is a spatial designation for an area which has failed to meet national air quality guidelines. The size of the AQMA depends on the extent of the air quality issue, and its size can range from covering a single street to a local authority area. Once an AQMA has been declared, the local authority is required to prepare a Local Air Quality Action Plan to bring the area in line with national emission reduction commitments.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Ancillary uses	A subsidiary use connected to the main use of a building or piece of land.
Assured Performance Process (APP) (NEF/GHA)	The APP provides independent and expert input to the development process to minimise the energy, overheating, and indoor air quality performance gap. GHA - The Good Homes Alliance NEF - National Energy Foundation
Authority Monitoring Report (AMR)	A report produced at least annually assessing the progress of the Local Development Scheme (LDS) and the extent to which policies in Local Development Documents are being successfully implemented.
Appropriate Assessment	A process required by European Directives (Birds Directive 79/409/EEC and Habitats Directive 92/43/EEC) to avoid adverse effects of plans, programmes and projects on Natura 2000 sites and thereby maintain the integrity of the Natura 2000 network and its features.
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Area Action Plan (AAP)	A type of Development Plan Document focused on an area which will be subject to significant change.
Article 4 Direction	These are a means by which a local planning authority (LPA) can bring within planning control certain types of development, or changes of use, which would normally be permitted development (i.e. not require an application for planning permission).
Biodiversity	Biodiversity is seen as the total complexity of all life, including not only the great variety of organisms, but also their varying behaviour and interactions.
Biodiversity Action Plan	A strategy to safeguard the biodiversity of a specific area.

Biodiversity net gain	BNG is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development
Blue infrastructure	Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains and water treatment facilities.
BREEAM	Sustainability assessment method for master planning projects, infrastructure and buildings. It recognises and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.
Brexit	Brexit refers to the withdrawal process of the United Kingdom (UK) from the European Union (EU).
Building Regulations	Building regulations are minimum standards for design, construction and alterations to virtually every building. The regulations are developed by government and approved by Parliament.
Building Regulations Part L 2021 (BRUKL Report)	A BRUKL report, or Building Regulations UK Part L report, is a document that demonstrates that a non-domestic building complies with the UK's building regulations for fuel and power conservation: It is a summary of the results of SBEM calculations, which estimates a building's energy performance and annual carbon emissions.
Building Research Establishment Domestic Energy Model (BREDEM)	A calculation method for estimating how much energy a building uses based on its characteristics.
Carbon Offsetting	Any activity that compensates for the emission of carbon dioxide or other greenhouse gases by providing for an emission reduction elsewhere.
Carbon sequestration	Often referred to as carbon dioxide removal, this is the long-term removal, capture or sequestration of greenhouse gasses, particularly carbon dioxide from the atmosphere to slow or reverse atmospheric CO2 pollution and to mitigate or reverse global warming. In practice this could be through the storage of carbon in plants, soils, geologic formations, and the ocean.
CIBSE TM54	TM54, published by the Chartered Institution of Building Services Engineers (CIBSE), provides guidance for evaluating operational energy use during the design stage of buildings, and addresses energy performance gaps in buildings. It is typically used for non-residential areas not covered by SAP assessments; however, it can be applied to various building types.
Circular Economy	The circular economy is a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible.
Climate Change	The lasting and significant change in weather patterns over periods ranging from decades to hundreds of years, impacting on river and sea levels and the rate of flows on watercourses.
Climate Change Adaptation and Mitigation	Climate change adaptation: Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.  Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.



Community Forest	An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.
Community Gardens	An open space, suitable for growing plants, run and formally managed by the actual gardeners themselves.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Right to Build Order	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
Comparison retail	Retail items not bought on a frequent basis, for example televisions, clothes and white goods (fridges, dishwashers etc).
Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
Conservation Target Areas (CTA)	These are county-wide important areas of landscape that present the best opportunities for prioritising the conservation, enhancement and re-creation of designated sites and important habitats.
Consultation	A process by which people and organisations are asked their views about planning decisions, including the Local Plan.
Convenience retail	The provision of everyday essential items, such as food.
Countryside Rights of Way Act 2000	Provides for public access on foot to certain types of land, amends the law relating to public rights of way.
Decentralised Energy	Local renewable energy and local low-carbon energy usually, but not always, on a relatively small scale encompassing a diverse range of technologies
Deliverability	<p>To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:</p> <p>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</p> <p>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.</p>
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Gardens, Registered Battlefield or Conservation Area designated under the relevant legislation.

Design code	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.
Design guide	A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.
Design and Access Statement	A report accompanying and supporting a planning application as required by the Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
Development Plan	The statutory term used to refer to the adopted spatial plans and policies that apply to a particular local planning authority area. This includes adopted Local Plans (including Minerals and Waste Plans) and Neighbourhood Development Plans and is defined by Section 38 of the Planning and Compulsory Purchase Act 2004.
Development Plan Documents (DPDs)	Documents which make up the Local Plan. All DPDs are subject to public consultation and independent examination.
District Wildlife Sites	A site that has been recognised as having value for wildlife when assessed against a set of criteria. It is one tier below County Wildlife Site (CWS) in status.
Duty to Cooperate	A statutory duty placed on public bodies to cooperate constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
Eco-innovation hub	A 'green technology' cluster of environmental goods and services businesses.
Eco-town	A small new town of at least 5-20,000 homes. They are intended to exploit the potential to create a completely new settlement to achieve zero carbon development and more sustainable living using the best new design and architecture.
Ecosystem services	Services provided by the natural environment that benefit people.
Embodied Energy	The energy bound up in making a building's materials, transporting them to the site and constructing the building.
Employment Land	A designation that has defined boundaries and is used to safeguard areas in the district for employment uses, both existing and proposed, as designated by the Local Plan or a Neighbourhood Development Plan.
Employment Land Review (ELR)	An evidence base study to assess the quantity, quality and viability of the district's employment land supply and forecast the future demand for employment land over the next planning period.
Employment uses	Commercial, Business and Service uses as defined in Class B and E of the Town and Country Planning (Use Classes) (England) Regulations
Evidence Base	The information and data collated by local authorities to support the policy approach set out in the Local Plan.



Examination	The process by which an independent Planning Inspector considers whether a Development Plan Document is 'sound' before it can be adopted.
Exception Test	The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The Exception Test is only appropriate for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary for wider sustainable development reasons, taking into account the need to avoid social or economic blight.
Extra Care Housing	Extra Care Housing is a type of self-contained housing that offers care and support that falls somewhere between traditional sheltered housing and residential care.
Five Year Housing Land Supply	A Five-Year Housing Land Supply is a forward-looking measure of whether a Local Planning Authority (LPA) has sufficient sites to meet its housing requirement in the next five-years.
Flood and Water Management Act 2010	An Act to make provision about water, including provision about the management of risks in connection with flooding and coastal erosion. The Act makes County Councils responsible for leading the coordination of flood risk management in the area as the Lead Local Flood Authority.
Flood Zone 1	Land having a less than 1 in 1,000 annual probabilities of river or sea flooding. This is the zone at lowest flood risk.
Flood Zone 2	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Flood Zone 3/Flood Zone 3a	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. This is the zone at the highest flood risk.
Flood Zone 3b	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries, accordingly, in agreement with the Environment Agency.
Freeboard	The distance between the design flood level and the underside of a building. It is a safety margin that accounts for uncertainties in flood estimation and other factors, such as: Post-construction settlement and Wave action.
Future Homes Standard	The Future Homes Standard is a set of rules embedded in the Building Regulations that will come into effect in 2025 to ensure new homes produce less carbon emissions.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped.
Green Corridors	Green spaces that provide avenues for wildlife movement, often along streams, rivers or other natural features. They often provide pleasant walks for the public away from main roads.
Garden Town	A new settlement that is planned to enhance the natural environment and provide high-quality, affordable housing. Garden towns are typically planned to have locally accessible work, and to create healthy, sociable communities.
Green Infrastructure	Green Infrastructure includes sites protected for their importance to wildlife or the environment, nature reserves, greenspaces and

	greenway linkages. Together they provide a network of green space both urban and rural, providing a wide range of environmental and quality of life benefits.
Gypsies and Traveller	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependant's educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.
Habitats Regulations Assessments (HRA)	HRA is required under the European Directive 92/43/ECC on the "conservation of natural habitats and wild fauna and flora for plans" that Habitats Regulations Assessments (HRA) may have an impact of European (Natura 2000) Sites. HRA is an assessment of the impacts of implementing a plan or policy on a Natura 2000 Site.
Habitats site	Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
Hazardous substance	Any material that has the intrinsic nature of being toxic, explosive, prone to ignite, radioactive, corrosive or otherwise detrimental to human, animal and/or environmental health.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment Record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Oxfordshire County Council hold the Historic Environment Record for the County.
House in Multiple Occupation	A building, or part of a building, that is occupied by 3 or more persons who do not form a single household.
Housing Market Area	A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work
Housing Need	The quantity of housing required for households who are unable to access suitable housing without financial assistance.
Housing Need Assessment (HNA)	An assessment of housing need and affordable housing need.
Indices of Multiple Deprivation (IMD)	An indicative measure of deprivation for small areas across England.
Infilling	The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.
Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals, and services and facilities etc.
Infrastructure Delivery Plan (IDP)	The IDP's role is to identify all items of infrastructure needed to ensure the delivery of the growth targets and policies contained in the Local Infrastructure Delivery Plan (IDP) Plan. This ensures that an



	appropriate supply of essential infrastructure is provided alongside new homes, workplaces and other forms of development.
Infrastructure Funding Statement (IFS)	The IFS is a summary of all financial and non-financial developer contributions that we have been involved with over the course of a given financial year. It contains the following: information on Section 106 (S106); legal agreements under the Community Infrastructure Levy (CIL); and examples of infrastructure projects that have been delivered, planned or contributions allocated towards.
International, national and locally designated sites of importance for biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
LAP	Local Area for Play
LEAP	Local Equipped Area for Play
Lifetime Homes Standards	Incorporates 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.
Listed Building	Buildings and structures which are listed by the Department for Culture, Media and Sport are being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation.
Local Cycling and Walking Infrastructure Plans (LCWIPs)	Ten-year plans for investing in walking and cycling within a defined area.
Local Development Documents (LDDs)	The collective term for Development Plan Documents, Supplementary Planning Documents and other documents containing statements relating to planning policy and the development and use of land.
Local Development Order (LDO)	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	A Local Development Scheme is a statutory document required to specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It sets out the programme for the preparation of these documents.
Local Geological Sites	Sites that are considered worthy of protection for their Earth Science or landscape importance but are not already protected as SSSIs.
Local Green Space	Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Nature Recovery Strategies (LNRS)	A system of spatial strategies for nature and environmental improvement required by law under the Environment Act 2021. The main purpose of the LNRS is to identify locations to create or improve habitat most likely to provide the greatest benefit for nature and the wider environment. The LNRS will set out habitats, and the species

	they support, that are priorities for habitat creation and enhancement measures in the strategy area.
Local Nature Reserves (LNRs)	Areas of natural heritage that are at least locally important.
Local Plan	The plan for the local area which sets out the long-term spatial vision and development framework for the District and strategic policies and proposals to deliver that vision.
Local Plan Viability Assessment (LPVA)	This Assessment considers the cumulative impact of the proposed policy requirements on the viability of development across a range of site typologies and locations.
Local Service Centre	Local Service Centres are large villages with, or are planned to have, a level of services and facilities, and local employment opportunities to provide the next best opportunities for sustainable development outside the Main Towns.
Local Strategic Partnership (LSP)	A group of people and organisations from the local community including from public, private, community and voluntary sectors within a local authority area, with the objective of improving the quality of life of the local community.
Local Transport Plan (LTP)	A transport strategy prepared by the local highways authority (the County Council).
Localism Act 2011	The Localism Act introduced changes to the planning system (amongst other changes to local government) including making provision for the revocation of Regional Spatial Strategies, introducing the Duty to Cooperate and Neighbourhood Planning.
Major Development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the <a href="#">Town and Country Planning (Development Management Procedure) (England) Order 2015</a> .
Material Consideration	This is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. This can include issues such as overlooking/loss of privacy, parking, noise, effect on listed building and conservation area, or effect on nature conservation etc.
Minerals resources of local and national importance	Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including conventional and unconventional hydrocarbons), tungsten, kaolin, ball clay, potash, polyhalite and local minerals of importance to heritage assets and local distinctiveness.
Modular Homes	A house which is built within a factory and then transported to the specified building location.
MUGA	Multi-Use Games Area
NABERS (UK)	NABERS ratings are used to assess and rate the energy efficiency and environmental impact of buildings. They consider factors such as energy and water consumption, waste management, and the quality of the indoor environment, to provide a more accurate understanding of how much energy an office uses in practice. It also helps identify areas for savings and improvements.



National Landscape	Areas of National Landscape designations are defined by a set of special qualities which contribute to the areas outstanding scenic quality and underpin the necessity for their designation. A small area of the Cotswolds National Landscape falls within the District.
National Planning Policy (NPPF)	This sets out the Government's planning policies for England and how these are expected to be applied at a local level. The NPPF is a material consideration when deciding on planning applications or appeals.
National Nature Reserves	National Nature Reserves (NNRs) were established to protect some of our most important habitats, species and geology, and to provide 'outdoor laboratories' for research.
National trails	Long distance routes for walking, cycling and horse riding.
Natural Environment and Rural Communities Act 2006 (NERC)	An Act to make provision about bodies concerned with the natural environment and rural communities; to make provision in connection with wildlife, sites of special scientific interest, National Parks and the Broads; to amend the law relating to rights of way; to make provision as to the Inland Waterways Amenity Advisory Council; to provide for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes.
Nature Based Solutions	These address societal challenges through actions to protect, sustainably manage, and restore natural and modified ecosystems, benefiting people and nature at the same time.
Nature Recovery Network	An expanding, increasingly connected, network of wildlife rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
Natural Flood Management	Managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.
NEAP	Neighbourhood Equipped Area for Play
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Non-designated Heritage Assets	These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as "locally listed".
Non-strategic policies	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
Out of centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out of town	A location out of centre that is outside the existing urban area.
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Oxford/Cambridge corridor	A spatial concept focused on the economic influence of Oxford and Cambridge. The aim of this is to promote and accelerate the

	development of the unique set of educational, research and business assets and activities.
Passivhaus Planning Package (PHPP)	A software programme for designing a properly functioning Passive House. The PHPP prepares an energy balance and calculates the annual energy demand of the building based on the user input relating to the building's characteristics. The programme forms the basis for quality assurance and certification of a building as a Passive House or an EnerPHit retrofit.
Passivhaus Accreditation	A quality assurance process for the design and construction of low energy buildings. To achieve Passivhaus certification, a building must adhere to strict performance criteria, ensuring that it meets specific energy consumption, airtightness, and thermal comfort standards. These standards are achieved through independent quality testing. This rigorous approach guarantees a high level of sustainability and occupant well-being.
Performance Engineering	Advanced manufacturing / high performance engineering encompass activities which are high in innovation and the application of leading edge technology, and which form a network of businesses which support, compete with and learn from each other.
Permission in principle	A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.
Planning condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning obligation	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Practice Guidance (PPG)	The Government's planning guidance supporting national planning policy.
Planning & Compulsory Purchase Act 2004	This Act amended the Town & Country Planning Act 1990. The Planning and Compulsory Purchase Act 2004 introduced a new statutory system of regional and local planning and has since been amended by the Localism Act 2011.
Planning Inspectorate	The Government body responsible for providing independent inspectors for planning inquiries and for examinations of development plan documents.
Policies Map	Maps of the local planning authority's area which must be reproduced from, or based on, an Ordnance Survey map; include an explanation of any symbol or notation which it uses; and illustrate geographically the application of the policies in the adopted development plan. Where the adopted policies map consists of text and maps, the text prevails if the map and text conflict.
Preferred Options	This is a non-statutory stage of consultation of the Local Plan setting out the preferred options for growth in the area, based on the findings of previous consultations. South Oxfordshire District Council chose to undertake a second iteration of Preferred Options consultation in Spring 2017.
Previously developed land or Brownfield land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is



	or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary Shopping Area	Defined area where retail is concentrated
Priority habitats and species	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar site	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.
Regulations	This means “The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended” unless indicated otherwise. Planning authorities must follow these when preparing Local Plans.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment (wind, water, the movement of the oceans, sun and from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions.
RICS Whole Life Carbon Assessment (WLCA)	The Royal Institution of Chartered Surveyors (RICS) Whole Life Carbon Assessment (WLCA) is a methodology for measuring the amount of carbon emitted throughout the life of a built asset.
River Basin Management Plan	River Basin Management Plans (RBMPs) are drawn up for the 10 river basin districts in England and Wales as a requirement of the water framework directive. Cherwell District Council is covered within the Thames River Basin Management Plan (2015).
Rural exception sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.
Safeguarding zone	An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to which specific safeguarding provisions apply.
Saved Policies	Policies in historic development plans that have been formally 'saved' and which continue to be used until replaced by a new Local Plan.
Scheduled Ancient Monument	A historic building or site of historic, architectural, artistic or archaeological interest that is included in the Schedule of Monuments kept by the Secretary of State, as advised by Historic England. This is set out in the Ancient Monuments and Archaeological Areas Act, 1979.
Section 106 Agreement	A legal agreement under section 106 of the Town and Country Planning Act. They are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Section 278 Agreement	A section of the Highways Act 1980 that allows developers to enter into a legal agreement with the council (in our capacity as the Highway Authority) to make permanent alterations or improvements to a public highway, as part of a planning approval.
Self-build and custom-build housing	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
Sequential Test	A planning principle that seeks to identify, allocate or develop certain types of location of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites. With regard to flood risk, it seeks to locate development in areas of lower flood risk (Flood Zone 1) before considering Flood Zones 2 or 3.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement Gap	A planning tool to prevent coalescence of settlements and maintain their separate identity.
Settlement Hierarchy	A way of identifying and classifying settlements and provides a guide to where development may be sustainable according to the role and function of the settlement.
Simplified Building Energy Model (SBEM)	This model assesses the energy performance of non-domestic buildings in the UK. It calculates the energy required for heating, cooling, ventilation, and lighting. It works by SBEM evaluating a building's energy use and carbon dioxide emissions over a 12-month period. Non-domestic buildings include offices, warehouses, retail units, and leisure centres. Their main purpose is to: demonstrate compliance with Part L of the Building Regulations (BRUKL Report); and to produce Energy Performance Certificates (EPCs).
Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Site Specific Allocations	Site specific proposals for specific or mixed uses or development. Policies will identify any specific requirements for individual proposals.
Spatial Strategy	The overview and overall approach to the provision of jobs, homes and infrastructure over the plan period.
Special Area of Conservation (SAC)	An area designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
Special Education Needs and Disabilities (SEND)	A child or young person has special educational needs and disabilities (SEND) if they have a learning difficulty or a disability that means they need special health and education support.
Special Protection Area (SPA)	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.



Specialist Housing	Purpose-built and designed housing that meets the needs of a targeted group, which can include older, vulnerable and disabled people as well as for Gypsies and Travellers. This includes supported housing and designated housing where access to support is provided where needed.
Standard Assessment Procedure (SAP)	A methodology used to assess the energy and environmental performance of residential dwellings. It is used to produce Energy Performance Certificates and to demonstrate compliance of new homes with Part L of the Building Regulations.
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in relation to involving the community in the preparation, alteration and continuing review of all DPDs and in development management decisions. It is subject to independent examination. In respect of every DPD the local planning authority is required to publish a statement showing how it complied with the SCI.
Strategic Environmental Assessment (SEA)	An assessment of the environmental effects of policies, plans and programmes, required by European legislation, which will be part of the public consultation on the policies.
Strategic Flood Risk Assessment (SRA)	An assessment carried out by local authorities to inform their knowledge of flooding, refine the information on the Flood Map and determine the variations in flood risk from all sources of flooding across and from their area.
Strategic gap	Settlement gap associated with the CLPR 2042 main growth areas outside the green belt. Their primary function is to avoid coalescence and retain the separate identity of settlements; and protect high quality landscape on the urban fringe and provide access to the countryside.
Housing and Economic Land Availability Assessment (HELAA)	An assessment of the land capacity across the district with the potential for housing and employment.
Strategic policies	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Strategic site	A broad location considered as having potential for significant development that contributes to achieving the Spatial Vision of an area.
Submission	The stage at which a Development Plan Document is sent to the Secretary of State for independent examination.
Supplementary Planning Documents (SPDs)	Documents which provide guidance to supplement the policies and proposals in Development Plan Documents.
Sustainable Community Strategy (SCS)	Sets an overall strategic direction and long-term vision for the economic, social and environmental wellbeing of an area.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The NPPF taken as a whole

	constitutes the Government's view of what sustainable development in England means in practice for the planning system.
Sustainable Drainage Systems (SuDS)	SuDS seek to manage surface water as close to the source as possible, mimicking surface water flows arising from a site prior to the proposed development. Typically SuDS involve a move away from piped systems to softer engineering solutions inspired by natural drainage processes.
Sustainable transport modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.
Sustainability Appraisal (SA)	The process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of the SEA Directive. Required to be undertaken for all DPDs.
Town centre	Area defined on the policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.
Transport assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.
Transport statement	A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Travelling Showpeople (Planning definition)	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
Tree Preservation Order (TPO)	A TPO is usually made by a local planning authority to protect a specific tree or woodland from deliberate damage and destruction. This could include felling, lopping, topping, uprooting or otherwise wilful damage.
Unallocated Sites	Unallocated sites are development sites that come forward which are not allocated in the Development Plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.
Valued landscape	Important local landscapes that contribute to the quality of the natural and local environment.
Water Framework Directive (WFD)	A European Union law that aims to protect and improve water quality and quantity. The Water Environment Regulations 2017 (Water Framework Directive) (England and Wales) transpose the Water Framework Directive into UK law. The WFD protects surface waters including rivers, lakes, transitional waters, coastal waters and groundwater.



Watercourse	Main rivers, (larger rivers, brooks and streams) and ordinary watercourses (headwaters and smaller brooks and streams). Watercourses as defined in s72(1) Land Drainage Act 1991.
Wildlife corridor	Areas of habitat connecting wildlife populations.
Windfall sites	Unidentified sites that are approved for development.

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