


SUPPLEMENTARY INFORMATION
Executive - Agenda Item 7
Special Council – Agenda Item 11
7 September 2020

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
Executive – 7 Special Council - 11	(Pages 3 - 166)	<p>Partial Review of the Cherwell Local Plan 2011-2031 - Oxford's Unmet Housing Need: Inspector's Report and Plan Adoption</p> <p>Appendices 1 to 5, and 8 to 10.</p> <p>Appendices 6 and 7 are in a separate colour supplement</p> <p>This supplement is the same for the equivalent items of the Executive agenda and the Special Council agenda.</p>	Acting Planning Policy, Conservation & Design Manager	<p>Appendices published as separate supplements due to the size and number of pages.</p> <p>Appendices 6 and 7 can be found in a separate colour supplement.</p>

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The Planning Inspectorate

Report to Cherwell District Council

by Paul Griffiths BSc(Hons) BArch IHBC
an Inspector appointed by the Secretary of State

Date: 6 August 2020

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need

The Plan was submitted for examination on 5 March 2018

The examination hearings were held on 28 September 2018 and 5, 6, 12 and 13 February 2019

File Ref: PINS/C3105/429/5

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Abbreviations used in this report

DtC	Duty to Co-operate
GI	Green Infrastructure
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
Local Plan 2015	The Cherwell Local Plan adopted in 2015
MM	Main Modification
The Framework	The National Planning Policy Framework (2012)
OGB	Oxfordshire Growth Board
The Plan	The Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need
PPG	Planning Practice Guidance
SHMA 2014	Strategic Housing Market Assessment 2014
SHLAA	Strategic Housing Land Availability Assessment
SA	Sustainability Appraisal
SSSI	Site of Special Scientific Interest

Non-Technical Summary

This report concludes that the Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (the Plan) provides an appropriate basis for the District to meet its commitment to dealing with the unmet housing need of the City of Oxford, provided that a number of main modifications (MMs) are made to it. Cherwell District Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared a schedule of proposed modifications and carried out sustainability appraisal (SA) of them, alongside a series of other assessments, including an addendum Habitats Regulations Assessment (HRA), and a second Addendum to the Green Belt Study. The MMs were subject to public consultation over a six-week period. I have recommended their inclusion in the Plan after considering the SA and associated assessments and studies, and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- MMs to address the deletion of the Policy PR10 (Woodstock) allocation;
- MMs required to address the resulting shortfall in housing;
- MMs to ensure the allocation policies function effectively;
- MMs to make effective the supporting policies; and
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Cherwell Local Plan 2011 – 2031 (Part 1) – Oxford’s Unmet Housing Need (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan’s preparation has complied with the duty to co-operate (DtC). It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2012 (paragraph 182) (the Framework) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The revised National Planning Policy Framework was published in July 2018 and further revised in February 2019. It includes a transitional arrangement in paragraph 214 which indicates that, for the purpose of examining this Plan, the policies in the 2012 Framework will apply. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised Framework, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement. Therefore, unless stated otherwise, references in this report are to the 2012 Framework and the versions of the PPG which were extant prior to the publication of the 2018 Framework.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any MMs necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM 1**, **MM 2** etc, and are set out in full in the attached Appendix with my (very minor) changes in ~~strikethrough~~ for deletions and **red** for additions.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and alongside that produced a Cherwell Green Belt Study (Second Addendum); a Cherwell Water Cycle Study Addendum; Ecological Advice Cumulative Impacts Addendum; HRA Stage 1 and Stage 2 Addendum; a Landscape Analysis for Policy PR9; a Transport Assessment Addendum; a Site Capacity Sense Check; a Local Plan Viability Assessment Addendum; a Policy PR7b Highways Update; a SA Addendum (including a non-technical summary); a Statement of Consultation Addendum; additional information on the significance of trees; an Equality Impact Assessment; and a DtC Addendum. The MM schedule and its attendant documentation was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the annotated map in Appendix 1

to the Plan, along with various, larger scale, policy-specific Policies Maps inserted in the text.

6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan’s policies require further corresponding changes to be made to the policies map. These further changes to the policies map were published for consultation alongside the MMs and given a MM number. I have included them, in the interests of clarity, in the Schedule of Main Modifications in the Appendix to this report, but I have amplified their wording to reflect the fact that revised versions of the various Policies Maps are not attached to this report, but can be found in the submitted modifications.
7. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan’s policies, the Council will need to update the adopted policies map to include all the changes published alongside the MMs. I have referred to these in what follows below.

Context of the Plan

8. In the Cherwell Local Plan, adopted in 2015 (Local Plan 2015), the Council undertook to continue working with all other Oxfordshire authorities as part of the DtC to address the need for housing across the Housing Market Area (HMA). The authorities concerned had all understood that the City of Oxford might not be able to accommodate all of its housing requirement for the 2011-2031 period within its own boundaries.
9. The Local Plan 2015 made clear that if joint work revealed that the Council, and other neighbouring authorities, needed to meet additional need for Oxford, then this would trigger a ‘Partial Review’ of the Local Plan 2015. As set out below, that joint work has revealed just such a requirement. The resulting ‘Partial Review’ is the Plan under examination here.
10. It is useful to recognise too the challenges faced by the City of Oxford. It is the driver of the County’s economy and makes a significant contribution to the national economy. Alongside other constraints, the tightness of the Green Belt boundary around the city leads to intense development pressure because of the demand for market housing, the need for more affordable housing, and the parallel economic priority that must be given to key employment sectors.

Public Sector Equality Duty

11. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination, notably the provision of affordable housing.

Assessment of Duty to Co-operate

12. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan’s preparation.

13. In March 2014, prior to the publication of the Strategic Housing Market Assessment (SHMA 2014), the Oxfordshire Councils agreed a process, through a Statement of Cooperation, to address the SHMA’s conclusions on housing need, anticipating that there would be unmet need arising from Oxford. Prior to that date, the Councils concerned had been working together as the Spatial Planning and Infrastructure Partnership. This became the Oxfordshire Growth Board (OGB) – a joint committee of six Oxfordshire Councils alongside other bodies including Oxford Universities, the Environment Agency, Network Rail, and the Highways Agency.
14. In November 2014, the OGB agreed that there was limited capacity in Oxford to accommodate the homes required and the resulting shortfall would have to be provided for in neighbouring Districts. A joint work programme was agreed through the OGB for considering the level of that unmet housing need, and the manner in which it could be divided between neighbouring authorities.
15. Oxford City’s Strategic Housing Land Availability Assessment (SHLAA) set out the potential sources of supply in Oxford. After testing, the OGB agreed, in November 2015, that Oxford’s overall need was 28,000 homes and that 13,000 could be provided within the confines of Oxford itself. That left an unmet housing need for Oxford of 15,000 homes.
16. The OGB then went on to consider how that figure of 15,000 should be apportioned. This was informed by, amongst other things, a review of the urban capacity of Oxford, a Green Belt Study to assess the performance of the Oxford Green Belt against Green Belt purposes, and sustainability testing of spatial options. This led to a decision by the OGB that the final unmet need figure was 14,850 homes and of that total, Cherwell District should accommodate 4,400 homes. That figure forms the basis of the Plan before me.
17. I deal with the provenance of the figures below because they are a separate matter. In pure DtC terms, it is abundantly clear from the process set out above that the Council has engaged through the OGB, constructively, actively and on an on-going basis, in the preparation of the Plan. The duty has therefore been met.

Assessment of Other Aspects of Legal Compliance

18. The Plan has been prepared in accordance with the Council’s Local Development Scheme.
19. Consultation on the Plan and the MMs was carried out in compliance with the Council’s Statement of Community Involvement.
20. Sustainability Appraisal has been carried out and is adequate.
21. The HRA Stage 1 and Stage 2 Addendum, viewed alongside the original HRA sets out that a full assessment has been undertaken and that while the plan may have some negative impact which requires mitigation, that this mitigation has been secured through the Plan, as modified.

22. The Development Plan, that is this Partial Review viewed alongside the adopted Cherwell Local Plan 2015, includes policies to address the strategic priorities for the development and use of land in the area.
23. The Development Plan, taken as a whole, includes policies designed to ensure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change.
24. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

25. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified seven main issues upon which the soundness of this plan depends.
26. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, or policy criterion in the Plan.

Issue 1: Have the figures for Oxford’s unmet need, and the apportionment for Cherwell been justified?

27. As outlined above, informed by the SHMA 2014 and the SHLAA, the OGB concluded that Oxford has an unmet need of 14,850 homes between 2011 and 2031, and that of that total, Cherwell should accommodate 4,400 homes in the period to 2031.
28. It is relevant to note too that the OGB decided that of that 14,850 figure, alongside Cherwell’s apportionment, Oxford itself should accommodate 550, South Oxfordshire 4,950, the Vale of White Horse 2,220, and West Oxfordshire 2,750. I say this is relevant because Inspectors conducting examinations in West Oxfordshire and the Vale of White Horse in relatively recent times have accepted the figures set out above, concluding that the process by which they were produced was a robust and reasonably transparent one.
29. However, at the hearings I conducted, informed in part by a critical review of the SHMA 2014 and the Oxford City SHMA Update 2018 carried out by Opinion Research Services, there was much criticism of the way Oxford City Council had calculated their overall housing need, and their unmet need, with the suggestion being that if the city concentrated more on providing housing rather than employment sites, then they could reduce the pressures on neighbouring authorities. It is not for me to examine Oxford’s calculations but I am able to observe that the Inspectors who examined the Oxford Local Plan 2036, that was adopted on 8 June 2020, accepted Oxford’s overall housing figures, the extent of unmet need, and the balance between housing and employment sites the city had struck.

30. In that overall context, I find no fault in the way the OGB have approached the difficult problem of identifying Oxford’s unmet housing needs and apportioning them between the different authorities involved.
31. I am aware of the 2018-based household projections that were released by the Office for National Statistics on 29 June 2020. However, as I have outlined above, the 4,400 figure that the Plan seeks to address is derived from the inputs into and the approach adopted in the preparation of the Oxford Local Plan 2036. Those inputs, and the approach, have been found sound and the Oxford Local Plan 2036 has now been adopted. The 2018-based projections do not alter the validity of the approach taken by the OGB, or the fact that plans in Oxford, and other neighbouring Districts, have now been adopted. This represents significant progress in meeting Oxford’s housing needs, and the adoption of the Plan before me will ensure that another piece of the jigsaw is put in place.

Conclusion

32. As a result, I conclude that the figure for Oxford’s unmet need, and the apportionment for Cherwell, have been justified and form a robust basis for the Plan.

Issue 2: Have the vision and spatial strategy of the Plan been positively prepared and are they justified and effective?

33. It is useful to start by looking at the way the Council considered the options available to meet their commitment to meeting their portion of Oxford’s unmet need through the SA process. Nine areas of search were identified as potential locations for the housing required: Option A: Kidlington and the surrounding area; Option B: North and East of Kidlington; Option C: Junction 9 of the M40 motorway; Option D: Arncott; Option E: Bicester and the surrounding area; Option F: RAF Upper Heyford and the surrounding area; Option G: Junction 10 of the M40 motorway; Option H: Banbury and the surrounding area; and Option I: Remainder of District/Rural dispersal.
34. Informed by the evidence base, including the SA, and a consultation process, Options C to I (inclusive) were ruled out on the basis that they are too remote from Oxford to accommodate communities associated with the city; they are too far away from Oxford to be well-connected by public transport or walking or cycling, and therefore likely to result in increased use of the private car; more dispersed options provide less potential for infrastructure investment in terms, for example, of transport and education; and significant additional housing could not be built at Bicester, Banbury and RAF Upper Heyford before 2031 alongside major commitments already made in the adopted Local Plan 2015. On top of that, it was concluded that Options C to I (inclusive) would have a greater detrimental impact on the development strategy for the District set out in the Local Plan 2015.
35. Notwithstanding that they are largely located in the Oxford Green Belt, Options A and B were considered by the Council to be much better solutions to meeting the unmet need. They were identified as such largely because of their proximity to Oxford with public transport links already available and ready potential to maximise its use, alongside cycling and walking, thereby creating

travel patterns that are not reliant on the private car. Moreover, these areas already have a social and economic relationship with the city that can be bolstered. Importantly too, these options would allow affordable homes to be provided to meet Oxford’s needs close to the source of that need. Finally, the proximity to Oxford and separation from other centres of population in Cherwell means that Options A and B would be unlikely to significantly undermine the development strategy in the Local Plan 2015.

36. That selection process, underpinned by the SA, which has fed into the vision and spatial strategy of the Plan, is logically based, and robust.
37. The Plan’s vision is to meet Oxford’s unmet housing need through the creation of balanced and sustainable communities that are well-connected to Oxford. The developments are intended to attain a high standard of contextually-appropriate design that is supported by infrastructure. A range of housing types is to be provided to cater for a range of incomes, reflecting Oxford’s diversity. Development must contribute to health and well-being and respond well to the natural environment.
38. That vision is augmented by a series of four Strategic Objectives intended to be read alongside those in the Local Plan 2015. SO16 commits the Council to work with Oxford City, and Oxfordshire County Councils and others, to deliver Cherwell’s contribution to meeting Oxford’s unmet housing need along with the associated infrastructure by 2031. In SO17 the Council undertakes to provide Cherwell’s contribution to meeting Oxford’s unmet housing need so that it supports the projected economic growth envisaged in the SHMA 2014 and the local economies of Oxford and Cherwell. SO18 ties the Council to providing well-designed housing for Oxford that provides ready access to homes for those in need of affordable housing, new entrants to the housing market, key workers, and those requiring access to the main employment centres in the city. Finally, SO19 seeks to ensure that the housing is provided in a way that complements the County Council’s Local Transport Plan, including the Oxford Transport Strategy, and facilitates improvements to the availability of sustainable transport options for gaining access to Oxford
39. In seeking to address the pressing needs of a neighbouring authority in such a transparent and cooperative way, this vision is obviously positively prepared. On top of that, it results from a robust process and is thereby justified.
40. The vision and strategic objectives are then fed into a spatial strategy. In simple terms, the idea behind the spatial strategy is to locate development along the A44/A4260 corridor on a range of sites around North Oxford on land west and east of the Oxford Road (Policies PR6a and PR6b), with land at Frieze Farm reserved for a replacement golf course, if required (Policy PR6c); near Kidlington, on land south east of the settlement (Policy PR7a) and at Stratfield Farm (Policy PR7b); near Begbroke (Policy PR8); near Yarnton (Policy PR9); and near Woodstock (Policy PR10).
41. Leaving aside site-specific matters, especially around the site proposed adjacent to Woodstock, that I move on to below, the spatial strategy follows closely the cogent vision outlined by the Council. In particular, the proximity of (most of) the sites to Oxford itself, and the A44, takes advantage of existing social and economic relationships between these areas and the city and

maximises the potential to create travel patterns that obviate the need for the use of the private car. Further, (most of) the sites would place affordable housing designed to meet Oxford’s needs as close as practicable to the city, along a line of communication (the A44) that would facilitate easily accessible means of travelling into the city by bus or cycling.

42. It is important too that, separated from the centres of development in the Cherwell Local Plan 2015 and Banbury, Bicester and RAF Upper Heyford in particular, these sites are unlikely to have a significant impact on the delivery of housing designed to meet Cherwell’s own needs.

Conclusion

43. Taking all these points together, the vision and spatial strategy of the Plan have been positively prepared; they are justified; and likely to be effective. That said, most of the sites identified lie within the Oxford Green Belt and if adopted, the Plan will result in areas of land being removed from the Green Belt. I turn to that issue next.

Issue 3: Are the exceptional circumstances necessary to justify the alterations to Green Belt boundaries proposed in the Plan in place so that the Plan is consistent with national policy?

44. Paragraph 83 of the Framework says that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. Evidently, in preparing a Plan that proposes changes to the boundaries of the Oxford Green Belt, the Council has met the second part of that requirement.
45. In relation to the first part, there a number of factors in play that combined, lead me to the firm conclusion that the exceptional circumstances necessary to justify the alterations proposed to Green Belt boundaries have been demonstrated.
46. Chief amongst these is the obvious and pressing need to provide open-market and affordable homes for Oxford; a need that Oxford cannot meet itself. On top of that, in seeking to accommodate their part of Oxford’s unmet need, the Council has undertaken a particularly rigorous approach to exploring various options. That process has produced a vision and a spatial strategy that is very clearly far superior to other options. There is a simple and inescapable logic behind meeting Oxford’s open market and affordable needs in locations as close as possible to the city, on the existing A44/A4260 transport corridor, with resulting travel patterns that would minimise the length of journeys into the city, and not be reliant on the private car. On top of that, existing relationships with the city would be nurtured. Finally, this approach is least likely to interfere with Cherwell’s own significant housing commitments set out in the Local Plan 2015.
47. It is important to note too the scale of what is proposed. The Oxford Green Belt in the District of Cherwell covers 8,409 Ha. As submitted, and I come on to further removals below, the Plan makes provision in Policy PR3 for the removal of 253 Ha, a reduction of 3%. That is a relatively small reduction that

must be seen in the context of the regional and indeed national benefits that would flow from meeting Oxford’s unmet need in such a rational manner.

48. On top of that, as the evidence base, and notably the Green Belt Studies, show that while existing built-up areas of Oxford, Kidlington, Begbroke and Yarnton would be extended into the surrounding countryside, there would be clear, defensible boundaries, both existing ones that could be strengthened further as part of development proposals, and new ones, and whilst the release of some land parcels would result in harm, the overall sense of separation between Kidlington and Oxford in particular, would not be harmfully reduced. Further, the setting and special character of Oxford would not be adversely affected. In that context, the purposes of the Green Belt, as set out in paragraph 80 of the Framework, would not be undermined to any significant degree.

Conclusion

49. Overall, it is my judgment that the exceptional circumstances necessary to justify the alterations to Green Belt boundaries proposed in the Plan are in place. The Plan is therefore consistent with national policy.

Issue 4: Are the sites proposed for allocation appropriately located in accordance with the Plan’s spatial strategy and thereby justified?

50. The sites proposed for housing in North Oxford (Policies PR6a – Land East of Oxford Road and PR6b – Land West of Oxford Road); Kidlington (Policy PR7a – Land South East of Kidlington and Policy PR7b – Land at Stratfield Farm); Begbroke (Policy PR8 – Land East of the A44); and Yarnton (Policy PR9 – Land West of Yarnton) are relatively close to the boundaries of Oxford itself, adjacent to the A44/A4260, and in the case of the North Oxford sites, very close to Oxford Parkway Railway Station. All would have easy access to modes of travelling into the city that need not involve the private car and would provide opportunities to improve those facilities. Moreover, they would site housing and affordable housing close to where the need is located.
51. As such, this group of sites sit comfortably with the Plan’s spatial strategy and their allocation to meet Oxford’s unmet housing need has been justified.
52. That leaves the site proposed for housing adjacent to Woodstock (Policy PR10 – Land South East of Woodstock), a settlement that is in the district of West Oxfordshire. Lying outside the Oxford Green Belt, this site lies well beyond Begbroke and Yarnton. It would be identified more as a part of Woodstock than Oxford.
53. Moreover, while it would bound the A44 and benefit from its proximity to London Oxford Airport and the potential Park and Ride service between it and Oxford, and existing bus services, it is too far away from Oxford to make travelling into the city by means other than the private car sufficiently attractive. Walking would be out of the question, and cycling would only be a reasonable proposition for those who are particularly keen.
54. On top of that, the site itself has difficulties in that as a result of recently approved housing that is under construction, the south east boundary of

Woodstock is well-defined. Its further extension in a south-easterly direction would appear incongruous and damage the character and appearance of the area. While not on its own a significant issue, this incongruity would cause some harm to the setting, and thereby the significance of the Blenheim Palace World Heritage Site that lies to the west of the proposed allocation. The challenges of developing the site in an acceptable way are evident in the rather contorted way in which housing on the site would be arranged in relation to green space and the need for screening woodland as shown on the Policy PR10 Policies Map.

55. All these latter points add weight to my fundamental concern about the separation between the proposed allocation and Oxford itself. This, considered alongside the difficulties around gaining access to the city by modes other than the private car, means that the site does not accord with the spatial strategy set out in the Plan. It is not, therefore, justified and Policy PR10 that allocates the site for housing, along with its supporting text must be removed **[MM124 and MM 126]**. The Policy PR10 Policies Map will need to be removed too [advertised by the Council as **MM 125**].
56. There are consequential changes required throughout the Plan **[MM 1, MM 2, MM 8, MM 9, MM 11, MM 22, MM 23, MM 24, MM 25, MM 26, MM 27, MM 28, MM 36, MM 37, MM 40, MM 128, MM 129, and MM 130]**.

Conclusion

57. The group of proposed allocations closest to Oxford (at North Oxford, Kidlington, Begbroke, and Yarnton) are fully in accord with the Plan’s spatial strategy and have therefore been justified. The site proposed for allocation adjacent to Woodstock is not in accord with that spatial strategy, has not been justified, and must therefore be removed from the Plan.
58. That removal has consequences, not least the fact that it leaves the Plan 410 dwellings short of meeting Cherwell’s apportionment of Oxford’s unmet need. That leads me on to Issue 5.

Issue 5: Have the ramifications of the deletion of the proposed Policy PR10 allocation been dealt with in a manner that is justified and effective?

59. In setting out to the Council my reasons why the proposed Policy PR10 allocation should be deleted I also made some suggestions as to how the Council might approach the 410 dwelling shortfall that would result. Following on from discussions around residential densities and land take, I made the point that to best accord with the spatial strategy, these 410 dwellings could potentially be spread around the other allocations, with increased densities, and perhaps a western extension of developed area of the Policy PR9 site, with the possibility of housing on the Policy PR6c site (Land at Frieze Farm) reserved for a replacement golf course, if required, but left it to the Council to explore options.
60. To inform that process, the Council carried out further work, notably the Cherwell Green Belt Study (Second Addendum); a Site Capacity Sense Check; a Landscape Analysis for Policy PR9; and a SA Addendum (including a non-technical summary). Having done that, the conclusion drawn was that the

shortfall caused by the deletion of the Policy PR10 allocation could best be accommodated by increasing the amount of housing on five of the remaining six sites, with, in some cases, adjustments to developable areas, site boundaries, and the extent of land to be removed from the Green Belt. Having regard to the additional work the Council carried out, I am satisfied that as a principle, that is the approach that best reflects the spatial strategy.

Policy PR6a

61. In the form submitted, Policy PR6a – Land East of Oxford Road allocated 48 Ha of land for the construction of 650 dwellings (50% affordable housing) as an urban extension to Oxford at an approximate net density of 40 dwellings per Ha. Also included were a three-form entry primary school (3.2 Ha), a local centre (0.5 Ha), on land to be removed from the Green Belt, alongside sports facilities, play areas, allotments and public open green space as an extension to Cutteslowe Park (11 Ha). The allocation also referred to the creation of a green infrastructure (GI) corridor (8 Ha) connecting Cutteslowe Park with Oxford Parkway Railway Station and the Water Eaton Park and Ride facility and the retention of 3 Ha of the site as agricultural land.
62. At this point it is relevant to deal with the reference to ‘approximate net density’ in Policy PR6a, and in the other allocation policies. Clearly, much well-informed work has gone into the analysis of what this site, and other sites, can accommodate and the policy, along with others, is crystal clear about the number of dwellings to be provided. In that context, the reference to ‘approximate net density’ is superfluous. The same point can be made about the other allocations.
63. Further analysis has demonstrated that the density proposed for the residential element of the allocation is reasonable. Having said that, the Education Authority has confirmed that the required primary school need only be two- rather than three-form entry. This reduces the land take for the school from 3.2 Ha to 2.2 Ha. There is no good reason why the 1 Ha gained should not be given over to housing. This increases the housing capacity of the allocation from 650 dwellings to 690 dwellings. Changes to the Plan [**MM 3**, **MM 17**, the change advertised as **MM 45** but amended in the interests of clarity, **MM 46**, and **MM 47**] are required to reflect this increase, and the reasons behind it, and to make the policy, and the Plan, effective.

Policy PR6b

64. As submitted, Policy PR6b – Land West of Oxford Road proposed an urban extension to the city of Oxford on 32 hectares of land currently occupied by the North Oxford Golf Club with 530 dwellings (50% affordable housing) on 32 Ha of land at an approximate average net density of 25 dwellings per Ha. Land was also reserved within the site to allow for improvements to the existing footbridge over the railway on the western boundary of the site to improve links to the ‘Northern Gateway’ site which is an allocation in the recently adopted Oxford Local Plan 2036. The intention is to remove the entire site from the Green Belt.
65. Following the main hearings, I made plain that notwithstanding the value placed on the North Oxford Golf Club, the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford

Parkway, with its Park & Ride, and its proximity to the centre of Oxford. The principle of the allocation is sound, therefore.

66. Moreover, Policy PR6c – Land at Frieze Farm allocates land for a replacement golf course and from what I saw of the existing course, it could, if necessary, provide equivalent or better provision in terms of quantity and quality, on a site very close to the existing facility.
67. The relatively low density of housing proposed reflected the presence of many mature trees on the golf course. Further and closer inspections of the trees have revealed that the low density proposed was unnecessarily cautious and that the density of development could be increased without having to remove any important individual specimens or groups of trees. Moreover, reflective of the position of the site as a ‘gateway’ to the city, the site could accommodate higher density housing types, not just detached or semi-detached dwellings. All this would allow the overall density to be increased to 30 dwellings per hectare which would mean that the allocation could provide for 670 dwellings, an increase of 140, overall.
68. Changes to the Plan [**MM 4, MM 18, and MM 59**] are required to reflect this uplift, the reasons behind it, and as outlined above, to remove the reference to approximate average net density, to make it function effectively.

Policy PR7a

69. Policy PR7a – Land South East of Kidlington, as submitted, proposed an extension to Kidlington on 32 Ha on land with 230 dwellings (50% affordable housing) on the northern portion (proposed for removal from the Green Belt) at an approximate average net density of 35 dwellings per Ha, with play areas and allotments, and 0.7 Ha of land reserved for an extension to the existing Kidlington Cemetery. The southern part of the allocation (that would remain within the Green Belt) was to provide around 21 Ha of formal sports facilities.
70. Bearing in mind the way that the settlement of Kidlington approaches the Kidlington roundabout, and the proposed Policy PR7b allocation, that I move on to below, the southern boundary of the area proposed for housing and to be removed from the Green Belt appears arbitrary. Further exploration has shown that extending it southward to follow an historic field boundary would give the site a more logical relationship with development on the opposite side of Bicester Road (a Sainsbury’s supermarket complex), and the allocation proposed in Policy PR7b, and allow the allocation to make provision for an additional 200 dwellings, applying the same density metric allowed for the rest of the site. The parallel reduction in formal sports provision is in line with the Council’s Playing Pitch Strategy (2018).
71. There would need to be additional land removed from the Green Belt but the boundary so formed would be much more likely to endure, and the sense of separation between Kidlington and Oxford would be largely maintained. As a result, the purposes of the Green Belt would not be harmed to any significant, additional degree. On that basis, bearing in mind the conclusions I have drawn above about the principle of removing land from the Green Belt to meet Oxford’s unmet need, I am satisfied that the exceptional circumstances necessary to justify this additional removal are in place.

72. To make it effective, the Plan needs to be updated [**MM 5, MM 19, MM 74 and MM 75**] to reflect that additional housing coming forward as part of the allocation, and to remove the reference to approximate average net density. There is a change needed too [**MM 69**] to paragraph 5.90 of the supporting text to reflect properly the situation in relation to the relationship between the allocation and existing field boundaries. This correction is needed in order to ensure the supporting text accurately and effectively supports the policy itself.
73. There will be consequential changes required to the Policies Map [advertised by the Council as **MM 72** but amended in the interests of clarity] and to clear up some confusion with the policy text that refers to GI [advertised by the Council as **MM 73** but amended in the interests of clarity].

Policy PR7b

74. In its submitted form, Policy PR7b – Land at Stratfield Farm allocated 10.5 Ha of land as an extension to Kidlington with 100 dwellings (50% affordable housing) proposed on 4 Ha (an approximate average net density of 25 dwellings per Ha) with associated play areas and allotments (all to be removed from the Green Belt). Also included was the improvement, extension and protection of an existing orchard linked to Stratfield Farmhouse (a Grade II listed building), the creation of a nature conservation area on 6.3 Ha of land, and links to other allocated sites (Policy PR8 across the Oxford Canal and sporting facilities that form part of Policy PR7a) and Oxford Parkway.
75. The allocation has significant constraints, notably capacity at the Kidlington Roundabout, the need to protect as far as possible the farm complex, and its setting, the presence of trees and woodlands, and the relationship with the Stratfield Brake. However, further analysis of capacity at the Kidlington Roundabout, potential layouts, and reducing the size of the nature conservation area by 1 Ha, alongside expansion of the developable area of the site which will ensure that the revised Green Belt Boundary follows a physical feature, in this case an established field boundary, without any significant increase in harm, has shown that 120 dwellings could be accommodated on 5 Ha earmarked for residential development without threatening any of the identified constraints.
76. As with Policy PR7a that I refer to above, there would need to be additional land removed from the Green Belt but this would not result in a significant increase in harm, and the Green Belt boundary so formed would follow a physical feature likely to endure, the sense of separation between Kidlington and Oxford would be maintained, and the relationship between the Policy PR7b allocation, the Policy PR7a allocation, and the Sainsbury’s Supermarket between them would be a logical one. As a consequence, the purposes of the Green Belt would not be harmed to any significant, additional degree.
77. On that basis, bearing in mind the conclusions I have drawn above about the principle of removing land from the Green Belt to meet Oxford’s unmet need, I am satisfied that the exceptional circumstances necessary to justify this additional removal are in place.
78. Changes are needed to take account of this increase in housing provision and to make Policy PR7b, and thereby the Plan, effective [**MM 6, MM 20, MM83,**

and MM 84]. Amendments relating to Stratfield Farmhouse in paragraphs 5.95 and 5.96 of the supporting text are also necessary to properly reflect its aspect and position in relation to the associated orchard **[MM 70]** and to ensure it is one of the parameters for development **[MM 71]**. These changes are required in order to ensure the supporting text accurately and effectively supports the policy itself. There are associated changes required to the Policies Map too [advertised by the Council as **MM 82** but amended in the interests of clarity].

Policy PR8

79. Policy PR8 – Land East of the A44 as proposed in the Plan proposes a new urban neighbourhood on 190 Ha of land to the north of Begbroke and east of Kidlington. The allocation makes provision for 1,950 dwellings (50% affordable housing) on approximately 66 Ha of land (an approximate average net density of 45 dwellings per Ha), alongside a secondary school on 8.2 Ha of land, a three form entry Primary School on 3.2 Ha of land, a two form entry Primary School on 2.2 Ha, a Local Centre on 1 Ha of land as well as sports facilities and play areas. That area is to be removed from the Green Belt. Also included are a Local Nature Reserve on 29.2 Ha of land based around the Rowel Brook, a nature conservation area on 12.2 Ha of land to the east of the railway line, south of the Oxford Canal and north of Sandy Lane, public open space as informal canalside parkland on 23.4 Ha of land and 12 Ha of land retained in agricultural use.
80. There are to be new public bridleways connecting with existing rights of way and provision for a pedestrian, cycle, and wheelchair bridge over the Oxford Canal and public bridleways to allow connection with the allocation at Stratfield Farm (Policy PR7b) and beyond. Land within the allocation is to be reserved for a future railway station (0.5 Ha) and to allow for the future expansion of the Begbroke Science Park (14.7 Ha).
81. Bearing in mind the relatively high density proposed for the dwellings as part of the allocation, there is no capacity for any increase in housing numbers. That said, as set out, the reference to approximate average net density is superfluous, given that the number of houses to be provided, and details of other requirements are explicitly set out, and needs to be removed **[MM 95]** to make the policy and the Plan effective.

Policy PR9

82. In the Plan as submitted, Policy PR9 – Land West of Yarnton proposes the development of an extension to Yarnton on 99 Ha of land to include 530 dwellings (50% affordable housing) on 16 Ha (an approximate average net density of 35 dwellings per Ha). On top of the 16 Ha, 1.6 Ha of land is set aside for use by the William Fletcher Primary School to enable expansion and replacement of playing pitches and amenity space. The developable area and land reserved for the primary school is proposed for removal from the Green Belt. Provision for formal sports, play areas and allotments within the developable area (unless shared or part shared with the school) is required along with public access to 74 Ha of land to the west of the residential area and a new Local Nature reserve accessible to the school. There is to be a community woodland in 7.8 Ha of land to the north west of the developable area, to the east of Dolton Lane.

83. Further discussions have shown that the area set aside for the school should be 1.8 Ha. Alongside that, analysis following the hearings has shown that while it would entail further removal of land from the Green Belt, extending the developable area to the west up to the 75m contour, which is approximately the lower end of this topography, would still avoid the greater harm associated with the release of the higher slopes.
84. However, the site does have significant constraints, not least the need to relate properly to the nature of the existing settlement, and it appears that the residential density originally proposed was optimistic. The upshot of an extended developable area, with additional land take from the Green Belt, and a reduced density is that the site can reasonably accommodate 540 dwellings.
85. Changes are required to the policy to address the increase in developable area to 25 Ha, the number of houses to 540, and to delete the reference to approximate average net density [MM 7, MM21, MM 113], and the change relating to the school [MM 114]. Balancing changes need to be made to the area of accessible land (redefined as public open green space) which reduces to 24.8 Ha [MM 115] with the balance of 39.2 Ha being retained in agricultural use [MM 116]. The nature of the access to the countryside that will result needs to be properly explained in paragraph 5.121 of the supporting text [MM 111]. There will need to be corresponding changes to the Policies Map to take account of all that [advertised by the Council as MM 112 but amended in the interests of clarity].
86. There would need to be additional land removed from the Green Belt but as stated above the Green Belt boundary so formed would correspond to the lower end of the topography and a new Green Belt edge could be established. Moreover, it would have no undue impact in landscape terms, and the impact of the change on the purposes of Green Belt would be marginal, in the light of the original deletion proposed. On that basis, bearing in mind the conclusions I have drawn above about the principle of removing land from the Green Belt to meet Oxford’s unmet need, I am satisfied that the exceptional circumstances necessary to justify this additional removal are in place.

Conclusion

87. The result of these changes to Policies PR6a, PR6b, PR7a, PR7b, PR8 and PR9, alongside others that I move on to below, is to reinstate the 410 dwellings lost from the overall requirement of 4,400 as a result of the deletion of the Policy PR10 allocation.
88. While I acknowledge that this involves further Green Belt releases, exceptional circumstances have been made out for them. Overall, I consider that the ramifications of the deletion of the Policy PR10 allocation been dealt with in a manner that is justified and effective.

Issue 6: Are the remaining elements of the allocation policies, including Policy PR6c, justified, effective and compliant with national policy?

89. While I acknowledge the need to cover a lot of ground in them, it is fair to say that what remains of the individual allocation Policies PR6a, 6b, 7a, 7b, 8 and 9 after their adjustment to account for the deletion of the PR10 allocation is

lengthy, and broad in its compass. I make no criticism but would observe that the scrutiny through the examination process has resulted in a myriad of changes that as part of the policies themselves, need to be dealt with as MMs.

90. Some of these changes, required to make the policies effective, are common to all of them. Each allocation policy contains a criterion directed towards the production of Development Briefs. In each case, it needs to be made clear that minor variations in the location of specific uses from what is shown on the Policies Maps (as revised) will be permitted, where shown to be justified [**MM 49, MM 60, MM 76, MM 86, MM 99, and MM 117**].
91. In a similar way, each of the allocation policies outlines the need for a Phase I Habitat Survey. To explain what is required fully, it needs to be made plain that this must include surveys for protected and other notable species, as appropriate [**MM 52, MM 62, MM 77, MM 89, MM 103 and MM 119**].
92. On top of that, all the allocation policies as drafted contain a criterion that deals with foul drainage and the need for the developer to demonstrate that Thames Water have agreed that it can be accepted into its network. To function effectively, these criteria need to be broadened out to include reference to the Environment Agency as well as Thames Water, and to be more specific about the agreement reached to allow foul drainage to be accepted into the existing network [**MM 54, MM 64, MM 78, MM 90 MM 106 and MM 120**].
93. None of the allocation policies include a criterion designed to deal with issues around the re-use and improvement of soils. All the sites are green field, or in the case of the Policy PR6b site, cultivated to function as a golf course, and it is evident that there will be a need for soil to be removed. It is an important part of mitigation to ensure that this is re-used in an environmentally effective manner and this needs to be secured in the individual policies to ensure effectiveness [**MM 56, MM 65, MM 80, MM 93, MM 109 and MM 122**].
94. Each of the allocation policies refers to the need for a Delivery Plan including a start date, and a demonstration to show how the development would be completed by 2031. As drafted, the policies set out the need for a programme showing how a five-year supply of housing (for the site) will be maintained year on year. The inclusion of the term (for the site) introduces a rather inflexible element. The important point is that all sites designed to meet Oxford’s unmet need should act in concert to maintain a five-year supply. To be effective, and comply with national policy, the relevant criterion in each allocation policy must be changed to reflect that by the deletion of (for the site) in each case [**MM 57, MM 67, MM 81, MM 94, MM 110, and MM 123**].
95. Archaeology is the subject of a criterion in each of the allocation policies with reference to the need for desk-based archaeological investigations and subsequent mitigation measures, if found to be necessary. However, to be properly effective, the relevant criterion needs to be more specific and explain that the outcomes of those investigations need to be incorporated or reflected, as appropriate, in any development scheme [**MM 55, MM 63, MM 79, MM 92, MM 108, and MM 121**].

96. There are then a series of changes required that are individual to the various allocations.

Policy PR6a

97. As set out above, Policy PR6a allocates land east of Oxford Road, to the immediate north of the city, and south of the Oxford Parkway complex. In the supporting text that acts as a preamble to the policy itself, paragraph 5.85 refers to the emerging Cherwell Design Guide. The reference to ‘emerging’ needs to be removed as the document has now been adopted. Moreover, reference to Oxfordshire County Council’s Cycling and Walking Design Guides should be included. These changes **[MM 44]** are needed to ensure the context for Policy PR6a is set out effectively.

98. Criterion 7 deals with the GI corridor and, as drafted, requires a pedestrian, wheelchair and all-weather cycle route along the site’s eastern boundary as shown. To be consistent, and thereby effective, this needs to be more specific, and must make clear that the route is ‘within the area of green space shown on the policies map’ **[MM 48]**.

99. Criterion 10 sets out the details of the Development Brief required by criterion 9. Point (b) must be clear that two points of access will be required with primary access/egress from/to the Oxford Road. Point (c) deals with connectivity within the site itself, and with locations further afield but must make plain that access to existing property through the site should be maintained. These changes to criterion 10 **[MM 50, MM 51]** are required to make it effective.

100. The site contains heritage assets including St Frideswide Farmhouse, a Grade II* listed building, and criterion 15 sets out the need for a Heritage Impacts Assessment. This needs to identify rather than include measures to avoid or minimise conflict with them and further, the criterion needs to make plain that these measures need to be incorporated in any scheme that comes forward for the site. These changes are needed to ensure effectiveness **[MM 53]**.

101. I have referred to archaeology in general terms above but there is a point specific to the site too. As drafted, criterion 28 refers to archaeological features, including the tumuli to the east of the Oxford Road, and the need to make them evident in the landscape design. To be effective, that requirement needs to be strengthened to make the point that the tumuli need to be incorporated into the landscape design as well as made evident **[MM 58]**.

Policy PR6b

102. Policy PR6b allocates the site currently occupied by the North Oxford Golf Club, on the opposite side of the Oxford Road from the Policy PR6a site. There are some specific points to deal with here too.

103. Under the requirement for a Development Brief in criterion 8, point (b) talks of ‘points of vehicular access and egress from and to existing highways’. To act as an effective pointer for development, this needs to make clear that two points of vehicular access and egress from and to existing highways are envisaged, with the primary access and egress being from and to Oxford Road **[MM 61]**.

104. Criterion 17 requires any planning application that flows from the allocation to be supported by sufficient information to demonstrate that the tests contained in paragraph 74 of the Framework are met, so as to enable the redevelopment of the golf course.
105. I expressed my concerns about this criterion during the hearings and afterwards because it is difficult to see how the allocation could be justified if there remain questions about compliance with paragraph 74. I do understand that the existing golf course is well-appreciated by its users but those that propose its replacement with housing have shown that it is underused, and that there are lots of other facilities where golf can be played nearby. Even if they are wrong on those points, the Plan includes in Policy PR6c that I deal with below, provision for a replacement golf course and, given the requirements of that policy (as proposed to be modified) I see no good reason why it need be inferior in quality or quantity to the existing course.
106. The essential point about paragraph 74 is that to pass the tests therein, the proposal only has to accord with one of the criteria. On that basis, given that criterion 21 of the policy requires a programme for the submission of proposals and the development of a replacement golf course on the Policy PR6c site, if it is needed, before work on the housing on the existing golf course commences, then the requirements of paragraph 74 have been passed already. Criterion 17 serves no purpose, therefore. On that basis, to make the policy effective, the criterion needs to be removed **[MM 66]**.

Policy PR6c

107. While it is not an allocation that includes housing, it is as well to deal with Policy PR6c at this juncture. In the form submitted, the policy allocates land at Frieze Farm for the potential construction of a golf course, should this be required as a result of the development of the site of the Policy PR6b allocation. It goes on to explain that the application for development of the golf course will need to be supported by a Development Brief prepared jointly, in advance, by representatives of the landowner(s) and the Council, in consultation with Oxfordshire County Council. It is then explained that the intention is that the Development Brief will incorporate design principles that respond to the landscape and Green Belt setting (the site is intended to remain part of the Green Belt) and the historic context of Oxford.
108. As I have explained above, I consider that the extent of the site is such that it could provide a facility that would be similar, or superior, in quality and quantity to the existing course so there is no difficulty in principle here. Nevertheless, the examination showed the policy as drafted to be rather lacking in coverage and detail. There are constraints that will influence any provision of a golf course and associated facilities on the site that need to be addressed. These need to be identified as requirements for the Development Brief referred to above and, as a result, the policy requires significant expansion.
109. The Development Brief will have to include a scheme and outline layout of the golf course and associated infrastructure, and points of vehicular access/egress will need to be identified. Alongside that, connectivity within the site for vehicular, cycle, pedestrian and wheelchair traffic, and their

connections to off-site infrastructure and public transport will need to be set out, as will details of the protection of, and linkage to, existing rights of way. Using some of the language of the policy as submitted, it will need to be made clear that design principles that respond to the landscape, canal-side, and Green Belt setting, and the historic context of Oxford, will be expected. Moreover, the Development Brief will need to address biodiversity gains informed by a Biodiversity Impact Assessment, something I move on to below, and details will be needed of the provision for access by emergency services.

110. Aside from a Development Brief, in line with the other allocations, any application will need to be supported by a Biodiversity Impact Assessment and a Biodiversity Improvement and Management Plan. The latter would need to cover measures for securing net biodiversity gain, and for the protection of biodiversity during the construction process; measures for retaining and securing any notable and/or protected species; a demonstration that designated environmental assets on the site will not be harmed; measures for the protection and enhancement of existing wildlife corridors, hedgerows, and trees; the creation of a GI network with connected wildlife corridors; measures to control any spillage of artificial light, and noise; the provision of bird and bat boxes and for the provision of green walls and roofs; farmland bird compensation; and proposals for long-term wildlife management and maintenance.
111. The policy will also need to address the presence of Frieze Farmhouse, a Grade II listed building, and its environs, as part of the site. This will require a Heritage Impact Assessment which should identify measures to avoid or minimise conflict with designated heritage assets within and adjacent to the site, with these measures then incorporated in any development proposals. There is a need to ensure too that the issue of archaeology is dealt with.
112. A golf course on the site is clearly going to generate trips so there is a need to clarify that any application should include a Transport Assessment and a Travel Plan aimed at maximising access by means other than the private car. The site is well located, close to the northern boundary of Oxford itself, and adjacent to transport corridors, which ought to ensure that is not too onerous a requirement.
113. There will need to be a Flood Risk Assessment, informed by ground investigations and detailed modelling of existing watercourses, with an allowance for climate change. It will also need to be made clear that landforms should not be raised, or new buildings located, in the modelled flood zone.
114. Of course, any application will need to be supported by a detailed landscaping scheme, which should include measures for the appropriate re-use and management of soils. It will also need to be demonstrated that foul drainage can be accepted into the existing network.
115. Finally, the expectation that a single, comprehensive scheme is required for the whole site will need to be made plain in the policy. In parallel to that, there will need to be a Delivery Plan that co-ordinates development with any taking place on the Policy PR6b allocation; the idea being that, if deemed necessary, there will be no period when golfing facilities are unavailable.

116. These additions and alterations to Policy PR6c **[MM 68]** are necessary to ensure it functions in an effective manner.

Policy PR7b

117. Policy PR7b allocates land for housing, amongst other things at Stratfield Farm. In the form submitted, criterion 9 refers to the need for a Development Brief for the site, to be prepared in consultation with Oxfordshire County Council and Oxford City Council. To be properly effective, given the nature of the requirements in the policy, and in particular the need for a link across the Oxford Canal, there also needs to be consultation with the Canal and River Trust **[MM 85]**.

118. Criterion 10 sets out the requirements for the Development Brief. Point (b) deals with access and egress and identifies two specific points – the Kidlington Roundabout junction and from Croxford Gardens. This is rather inflexible and to permit other possible solutions using a single access/egress, point (b) needs to include the phrase ‘unless otherwise approved’. This addition **[MM87]** is needed to make the policy effective. Linked to that, point (c) refers amongst other things, to an access road from the Kidlington Roundabout to the easternmost parcels of development and the Stratfield Farm building complex only, as shown on the inset Policies Map. Again, to provide flexibility and the potential for alternative solutions, the word ‘only’ needs to be deleted as does the reference to the inset Policies Map. This change is needed to make the policy effective **[MM 88]**.

119. The need for a Heritage Impact Assessment is set out in criterion 17 with particular reference to Stratfield Farmhouse. This criterion needs to be made more specific in that it should ‘identify’ rather than ‘include’ measures to avoid or minimise conflict with identified heritage assets. It also needs to be clarified that heritage assets might well be found adjacent to the site as well as within it. Finally, it needs to be made plain that identified measures should be incorporated or reflected in any development scheme that might come forward. These changes **[MM 91]** are necessary in order to ensure that criterion 17 operates in an effective way.

Policy PR8

120. As set out above, Policy PR8 allocates land east of the A44 at Begbroke. Criteria 4 and 5 relate to the Primary Schools and as drafted, the policy sets out that these should be at least three form entry and at least two form entry. It is clear though that no capacity beyond three form entry, and two form entry, will be necessary. On that basis, to ensure the policy is justified, the term ‘at least’ needs to be removed in each criterion **[MM 96 and MM 97]**.

121. Criterion 17 refers to the need for a Development Brief and lists the need for consultation with the County Council and Oxford City Council. Given the requirements of the policy, and in particular the potential for a railway station/halt, alongside linkages to and over the Oxford Canal, this list needs to include the Network Rail and the Canal and River Trust. These additions are needed to make the policy effective **[MM 98]**.

122. Policy criterion 18 deals with the extent of coverage of the Development Brief. Point (b) refers to access and egress from and to existing highways. The

criterion needs to be clear that two separate ‘connecting’ points from and to the A44 are needed, to include the use of the existing access road to the Science Park. These changes **[MM 100]** are needed to make the criterion and thereby the policy function effectively.

123. Point (f) of criterion 18 covers the proposed closure/unadoption of Sandy Lane and talks of the need to consult with the County Council. Given that Sandy Lane crosses the railway by way of a level crossing, consultation should also take place with Network Rail. An addition to point (f) is needed **[MM 101]** to make this clear and to make the criterion and the policy effective.

124. Criterion 19 outlines the requirements of the policy in relation to a Biodiversity Impact Assessment. As drafted, the criterion says that there should be investigation of any connectivity, above or below ground, between Rowel Brook and Rushy Meadows Site of Special Scientific Interest (SSSI). Following on from the Rushy Meadows Hydrological and Hydrogeological Desk Study, this requirement for investigation can be made more specific. To reflect the study, the requirement needs to make clear that the Biodiversity Impact Assessment should be informed by a hydrogeological risk assessment to determine whether there would be any material change in ground water levels as a result of the development and any associated impact, particularly on Rushy Meadows SSSI, requiring mitigation. This addition **[MM 102]** is necessary to ensure the criterion and thereby the policy is effective.

125. The need for a Transport Assessment and Travel Plan is covered in criterion 22. Given the proximity to the railway, it needs to be made plain that the Transport Assessment should address the effect of vehicular and non-vehicular traffic resulting from the development on use of the level crossings on Sandy Lane, Yarnton Lane and Roundham. This further clarification **[MM 104]** is needed to make the criterion and the policy effective.

126. Criterion 23 sets out the need for a Flood Risk Assessment (FRA) but the expectation that residential development must be located outside the modelled Flood Zones 2 and 3 envelopes needs to be made explicit. This change **[MM 105]** is required to make the criterion effective.

127. The required Heritage Impact Assessment is the subject of criterion 25. This criterion needs to be made more specific in that it should ‘identify’ rather than ‘include’ measures to avoid or minimise conflict with identified heritage assets. Moreover, it needs to be explained that identified measures should be incorporated or reflected in any development scheme that might come forward. These changes **[MM 107]** are necessary in order to ensure that criterion 25 and the policy overall, operate in an effective way.

Policy PR9

128. As set out above, Policy PR9 allocates land for housing, amongst other things, to the west of Yarnton. Criterion 8 deals with the Development Brief and point (b) refers to vehicular access and egress to and from the A44. This needs expansion to set out the expectation that there will be at least two separate points of access and egress with a connecting road in-between. This change **[MM 118]** is needed to make requirements plain and to ensure the criterion and the policy work in an effective manner.

Conclusion

129. With those MMs, the elements of allocation policies that remain and Policy PR6c will be justified, effective and compliant with national policy.

Issue 7: Are the other policies in the Plan, aimed at supporting the allocation policies, and the appendices, justified, effective and consistent with national policy?

130. The Plan presages the allocation policies discussed above with a series of policies that set the context for what follows.

131. Policy PR1: Achieving Sustainable Development for Oxford’s Needs sets out the parameters and general principles of the Plan. The primary aim is to deliver 4,400 homes to help meet Oxford’s unmet housing needs by 2031. However, this is a rather narrow definition because the housing needs to come forward alongside supporting facilities. To be absolutely clear, there needs to be a reference in this primary aim to the necessary supporting infrastructure. This addition **[MM 29]** is required to ensure the policy is effective.

132. Following on from that, Policy PR2 deals with housing mix, tenure and size. This covers a range of matters including the provision of 80% of the affordable housing (each allocation envisages it coming forward as 50% of overall house numbers) as affordable rent/social rented dwellings and 20% as other forms of intermediate affordable homes. That is justified by the evidence base but to be properly transparent there needs to be a confirmation in the policy that references to ‘affordable housing’ mean ‘affordable housing as defined by the Framework’. This change **[MM 30]** is necessary to allow the policy to operate effectively. The precise wording of MM 30 says (as defined by the NPPF). I have proceeded on the basis that this means the current (2019) version of that document.

133. In Policy PR3, the Plan deals with the implications of its policies for the Oxford Green Belt. I have dealt above with the issue of ‘exceptional circumstances’ in relation to the original allocations and their extended forms. Paragraph 5.38 of the supporting text deals with the extent of the removals proposed in order to meet Oxford’s unmet housing needs. The extension of some of the allocations through the examination process means that the 253 Ha originally identified for removal needs to be amended to read 275 Ha, alongside a corresponding change to the removal in percentage terms – 3.3% from 3%, and the percentage area of Cherwell that lies within the Green Belt – 13.8% rather than 13.9%, falling from 14.3%. These changes **[MM 31]** are required to ensure transparency and to make the Plan effective. Consequent changes will also be required to the Policies Maps [advertised by the Council as **MM 148** but amended in the interests of clarity].

134. Paragraph 5.39 of the supporting text makes reference under PR3(e) to the potential extension of the Begbroke Science Park. Obviously, this is not a matter for the Plan at issue but to give some context, a reference to Policy Kidlington 1 of the Local Plan 2015 that makes provision for that extension is

needed. This addition **[MM 32]** is necessary to make the Plan accurate and thereby effective.

135. Unsurprisingly, Policy PR3 in the Plan as submitted reflects the allocations as originally promulgated. There have been changes to the areas to be removed from the Green Belt in Policies PR7a (from 10.8 to 21 Ha), PR7b (from 4.3 to 5 Ha) and PR9 (from 17.7 to 27 Ha). I have dealt with the reasoning behind these changes and the question of whether the exceptional circumstances necessary to justify the additional removals are in place above. Policy PR3 needs to be updated **[MM 33, MM 34 and MM 35]** to reflect the revised position post MMs and to be properly effective.
136. GI is dealt with in Policy PR5. Paragraph 5.67 of the supporting text explains that a connected network of GI is an integral part of the vision behind the Plan. It then goes on to list what the provision of GI involves. Point 5 deals with the need to integrate with other planning requirements. Amongst these, sub-point (v) refers to creating high-quality built and natural environments. To give further clarity, this needs to make clear that such environments must be sustainable in the long term. Moreover, the list needs to be expanded to include reference to the construction of sustainable urban drainage systems. These additions **[MM 38]** are required to ensure the explanation in paragraph 5.67 is an effective one.
137. Further, paragraph 5.69 of the supporting text, as drafted, sets out ten reasons why the delivery of GI is so important to the Plan. There is a need to add an eleventh – a reference to the enhancement GI would bring to health and well-being. This addition **[MM 39]** to the text is required in order to put the reasoning behind Policy PR5 on an effective footing.
138. Policy PR5 itself explains the presumption that GI will come forward as part of the strategic allocations with provision made on site except in exceptional circumstances, when financial contributions might be accepted in lieu. The policy then lists nine expectations of applications for development on the allocated sites.
139. The first requires the identification of existing GI and a demonstration of how this will, as far as possible, be protected and incorporated into the layout design and appearance of the proposed development. The ‘as far as possible’ offers an unreasonable amount of leeway to potential developers. Its removal **[MM 41]** is necessary to ensure the policy protects existing GI effectively.
140. The eighth expectation is for any application to demonstrate where multi-functioning GI can be achieved. This needs to be expanded to take in the ability of GI to address climate change impacts, and for applicants to follow best practice guidance. This addition **[MM 42]** is needed to ensure effectiveness.
141. Expectation 9 addresses the important point that details will be required of how the GI that comes forward will be maintained and managed. It is necessary to make clear that the intention is that GI coming forward will need to be maintained and managed in the long term. This addition **[MM 43]** is required in order that the policy functions in an effective way.

142. Policy PR11 is concerned with the important question of infrastructure delivery. Paragraph 5.143 of the supporting text is part of the preamble to the policy and sets the scene for the way it is intended to operate. There is a reference to the Council’s emerging Supplementary Planning Document on Developer Contributions; the descriptor ‘emerging’ needs to be removed to reflect current circumstances along with the final sentence that refers to an announcement being expected from the Government (about the Community Infrastructure Levy) in the 2017 budget. These changes **[MM 127]** are required in order to ensure the supporting text offers effective support to the policy itself.
143. Policy PR11 itself is concerned with the Council’s approach to securing the delivery of infrastructure associated with the housing needed to address Oxford’s unmet needs and sets out three ways in which this will be achieved.
144. The first way relates to the way in which the Council will work in partnership with others to address various infrastructure requirements. Of these various requirements, the first relates to the provision of physical, community and GI. However, to work as intended, this should cover not only provision but also maintenance. This change **[MM 131]** is required to ensure the policy functions effectively.
145. The second way refers to the completion and subsequent updating of a Development Contributions Supplementary Planning Document. As this has been completed, that reference needs to be removed **[MM 132]** to ensure effective operation.
146. The third way requires developers to demonstrate through their proposals that infrastructure requirements in a series of areas can be met and with developer contributions in line with adopted requirements. This series of areas needs an addition to cover sport while the reference to adopted requirements needs to refer to the Council’s Supplementary Planning Document on Developer Contributions. Alongside another to better articulate what is expected of developers in this regard, these changes **[MM 133]** are needed to make the policy effective.
147. The three ways set out in the policy fail to have regard to the situation where forward funding for infrastructure has been provided by bodies such as the OGB as part of the Oxfordshire Housing and Growth Deal, which needs to be recovered from developers. A new criterion 4 is necessary to secure this **[MM 134]** and make the policy effective.
148. Policy PR12a is concerned with delivery and the maintenance of housing supply. I can see the sense of the Council wanting to separate out their commitment to meeting Oxford’s unmet needs from their own commitments in the Local Plan 2015, as set out in the first paragraph of the policy. That would avoid the situation where meeting Oxford’s unmet needs could be disregarded because of better than expected performance on the Local Plan 2015 Cherwell commitments, or vice versa. Paragraph 5.165 of the supporting text deals with the trajectory envisaged and sets out three principles. The second refers to the phased delivery of two sites which could be brought forward earlier if required. The passage of time means that phased delivery in this way is no

longer possible and this criterion needs to be removed **[MM 135]** to ensure that the policy itself is supported in an effective way.

149. The third principle, as drafted, refers to the requirement that developers maintain a five-year supply for their own sites. As set out above in dealing with the individual allocations, this requirement is not necessary because it is supply overall that matters. The third principle needs to be amended to explain that what is required is that individual sites operate in concert to maintain a five-year supply. This change **[MM 136]** is necessary to make the policy effective and compliant with national policy.
150. The third paragraph of the policy refers to the phased delivery of the Policy PR7a site, and the Policy PR10 site. As dealt with above, this is now unnecessary, and the third paragraph must be removed **[MM 137]** to ensure effective policy operation.
151. The fifth paragraph of the policy as drafted says that permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will deliver a continuous five-year supply on a site-specific basis. This needs to be amended to reflect the fact that, as set out in national policy, it is maintaining a five-year supply overall that matters. This change **[MM 138]** is required to make the policy comply with the national approach, and effective.
152. Policy PR12b is included in order to deal with applications that may be submitted to address Oxford’s needs but not on sites allocated in the Plan. In principle, this seems to me a reasonable precaution but the policy in the form submitted has issues that need to be addressed. There are five qualifications that a site that came forward in this way must meet. The first is that the Council must have accepted in a formal way that sites beyond those allocated in the Plan are necessary to ensure a continuous five-year supply and the second requires compliance with Policy PR1. Both are reasonable requirements.
153. The third requires the site that is proposed to have been identified in the Council’s Housing and Economic Land Availability Assessment as a potentially developable site. Given the wide compass of that assessment, that is reasonable too but to ensure this requirement is effective the word ‘potentially’ needs to be removed **[MM 139]**.
154. The fifth qualification sets out the material that will be required to support any application that comes forward. The first of these (a) is a Development Brief. To be effective, this needs to be expanded to include ‘place shaping principles for the entire site’. It also needs to be confirmed that the Development Brief needs to be agreed in advance of any application. These changes **[MM 140]** are needed to ensure that this part of the policy is effective.
155. Point (b) refers to a delivery plan to show that the site itself will deliver a five-year supply of housing. As rehearsed above, it is the contribution of the site to supply overall that is important so (b) needs to be amended to reflect that. This amendment **[MM 141]** is needed to make the policy compliant with national policy, and effective.

156. Point (h) covers any Heritage Impact Assessment that might be required. This requirement needs to be amended to reflect modifications made in this regard to the allocation policies that is to require measures to be identified and for them to be included in any subsequent scheme that might come forward. These changes **[MM 142]** are required to make the policy effective.
157. Archaeology is the subject of point (i). This needs to be altered to bring it into line with the corresponding point in the allocation policies – requiring outcomes of any investigation to be incorporated or reflected in any scheme that comes forward. This change **[MM 143]** is required to make the policy effective.
158. There is a significant omission in the policy as submitted in that affordable housing is not mentioned. A new qualification is required to set out the requirement for 50% affordable housing as defined in the Framework (2019) in line with the allocation policies. This addition **[MM 144]** is required to ensure the policy is compliant with the national approach, and effective.
159. Policy PR13 deals with monitoring and securing delivery. It is largely effective in its approach but the last sentence of the third paragraph needs to acknowledge that any cooperative work to identify strategic requirements arising from cumulative growth in the County must take account not only of the Local Transport Plan and the Oxfordshire Infrastructure Strategy but also associated monitoring. This addition **[MM 145]** is necessary to make the policy and thereby the Plan effective.
160. Appendix 3 to the Plan sets out a housing trajectory. This needs to be updated to reflect the deletion of the Policy PR10 site, and the changes to the other allocations. This amendment **[MM 146 with my deletion and addition for the purposes of clarity]**, is needed to ensure the Plan is consistent and therefore effective. A similar update **[MM 147 with my deletion and addition in the interests of clarity]** is needed to Appendix 4 to the Plan which sets out the Infrastructure Schedule, for the same reasons.
161. There are parts of the Plan that relate to the manner in which the Plan was prepared, and its Oxford, and wider context. Changes are required to the text **[MM 10, MM 12, MM 13, MM 14, MM 15, and MM 16]** to ensure these parts of the Plan are up to date and thereby effective.

Conclusion

162. With those MMs, the policies of the Plan aimed at supporting the allocation policies, and the appendices, will be effective.

Overall Conclusion and Recommendation

163. The Plan has several deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.
164. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the DtC has been met and that with the recommended MMs set out in the attached Appendix, the Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

Paul Griffiths

INSPECTOR

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM 1	2	Contents	<i>Delete 'Woodstock' Heading and page number reference</i>
MM 2	8	xiv	<i>Amend to read:</i> 'The Plan therefore focuses development on a geographic area extending north from Oxford to south Kidlington, <u>and</u> along the A44 corridor to Yarnton and Begbroke., and up to Woodstock in West Oxfordshire.
MM 3	9	Table 1 PR6a	<i>Replace '650' with '<u>690</u>'</i>
MM 4	9	Table 1 PR6b	<i>Replace '530' with '<u>670</u>'</i>
MM 5	9	Table 1 PR7a	<i>Replace '230' with '<u>430</u>'</i>
MM 6	9	Table 1 PR7b	<i>Replace '100' with '<u>120</u>'</i>
MM 7	9	Table 1 PR9	<i>Replace '530' with '<u>540</u>'</i>
MM 8	9	Table 1 PR10	<i>Delete Woodstock row from Table 1.</i>
MM 9	12	1.7	<i>Amend to read:</i> The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44 corridor. from Oxford to Woodstock in West Oxfordshire.
MM 10	24	2.2	<i>Amend point 4 to read:</i> 'prepared to be consistent with national policy – to meet the apportioned housing requirements so that they meet core planning principles and demonstrate clear, exceptional circumstances for development within the Oxford Green Belt <u>removing land from the Oxford Green Belt for development.</u> '
MM 11	27	2.10	<i>Amend to read:</i> Seven <u>Six</u> residential development areas are identified in a geographic area extending north from Oxford (either

Ref	Page	Policy/ Paragraph	Main Modification
			<p>side of the A4165 Oxford Road) and along the A44 corridor and to Woodstock in West Oxfordshire.</p> <ol style="list-style-type: none"> 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish 3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish) 6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes 7. Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.
MM 12	49	3.57	<p><i>Amend to read:</i></p> <p>'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. <u>The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides.</u> Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.'</p>
MM 13	53	3.66	<p><i>Amend the first sentence to read:</i></p> <p>'Woodstock is a focus for growth in West Oxfordshire's new, emerging <u>adopted</u> Local Plan. The draft Plan includes more extensive.....'</p>
MM 14	53	3.66	<p><i>Amend to read:</i></p> <p>'Woodstock is a focus for growth in West Oxfordshire's new, emerging Local Plan. The draft Plan includes more extensive growth at Witney and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. <u>Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34.</u></p>
MM 15	54	3.73	<p><i>Amend to read:</i></p> <p>'A National Infrastructure Commission (NIC) report is expected by the end of <u>on the Cambridge-Milton-Keynes-Oxford Arc was published in November 2017</u> including recommendations to the Government linking east- west transport improvements with wider</p>

Ref	Page	Policy/ Paragraph	Main Modification
			growth and investment opportunities along this corridor'
MM 16	54	3.76	<i>Amend to read:</i> 'Approximately 30,000 homes are being planned in The emerging Vale of Aylesbury Vale Local Plan (Draft Plan, 2016) proposes 33,300 new homes to be built in the district in for the period to 2033. The focus of the growth will be at Aylesbury which has recently been granted Garden Town status.
MM 17	64	Table 4 PR6a	<i>Replace '650' with '690'</i>
MM 18	64	Table 4 PR6b	<i>Replace '530' with '670'</i>
MM 19	64	Table 4 PR7a	<i>Replace '230' with '430'</i>
MM 20	64	Table 4 PR7b	<i>Replace '100' with '120'</i>
MM 21	64	Table 4 PR9	<i>Replace '530' with '540'</i>
MM 22	64	Table 4 PR10	<i>Delete Woodstock row from Table 4.</i>
MM 23	65	5.16	<i>Amend to read:</i> 'Figure 10 illustrates our strategy for accommodating growth for Oxford. It shows the geographic relationship between Cherwell, Oxford and West Oxfordshire and specifically the proximity of north Oxford with Kidlington, Yarnton, <u>and</u> Begbroke <u>and</u> Woodstock along the A44 corridor.'
MM 24	66	5.17	<i>Amend to read:</i> 'All of the sites we have identified other than land to the south-east of Woodstock lie within the Oxford Green Belt. We consider that there are exceptional circumstances for the removal of these sites (either in full or in part) from the Green Belt.'
MM 25	66	5.17	<i>Delete as follows:</i> '8. the need to ensure a cautious approach at Woodstock (in terms of the number of new homes) due to the presence of international and national heritage assets while responding to the proximity and connectivity of a growing town to both Oxford and the growth areas on the A44 corridor.'
MM 26	66	5.17	<i>Renumber point 9 as point 8, point 10 as point 9, point 11 as point 10 and point 12 as point 11.</i>
MM 27	67	5.18	<i>Delete as follows:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			'Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt. Land at Frieze Farm is to remain in the Green Belt as we consider that its possible use as a replacement Golf Course would be compatible with the purposes of Green Belts.'
MM 28	69	PR1	<i>Amend to read:</i> 'Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council, Oxfordshire County Council, and the developers of allocated sites to deliver:'
MM 29	69	PR1	<i>Amend point (a) to read:</i> '4,400 homes to help meet Oxford's unmet housing needs <u>and necessary supporting infrastructure</u> by 2031'
MM 30	73	PR2	<i>Amend point 2 to read:</i> '...Provision of 80% of the affordable housing (<u>as defined by the NPPF</u>) as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes'
MM 31	76	5.38	<i>Amend to read:</i> 'The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford’s unmet housing needs. In total it comprises 253 <u>275</u> hectares of land – a 3 <u>3.3</u> % reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13.98 %.'
MM 32	77	5.39	<i>Amend penultimate sentence to read:</i> 'The potential extension of the Science Park, <u>provided for by Policy Kidlington 1 of the Local Plan,</u> will be considered further in Local Plan Part 2...'
MM 33	77	PR3	<i>Amend the sentence to read:</i> 'Policy PR7a – removal of 10.8 <u>21</u> hectares of land as shown on inset Policies Map PR7a'
MM 34	77	PR3	<i>Amend sentence to read:</i> 'Policy PR7b – removal of 4.3 <u>5</u> hectares of land as shown on inset Policies Map PR7b'
MM 35	77	PR3	<i>Amend sentence to read:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			'Policy PR9 – removal of 17.7 <u>27</u> hectares of land as shown on inset Policies Map PR9'
MM 36	82	5.65	<i>Amend last sentence to read:</i> 'Site specific transport measures are identified in Policies PR6a, PR6b, PR7a, PR7b, PR8, <u>and</u> PR9, and PR10.'
MM 37	82	PR4a	<i>Amend to read:</i> 'The strategic developments provided for under Policies PR6 to PR <u>9</u> 10 will be expected to provide proportionate financial contributions directly related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver necessary improvements to infrastructure and services for public transport.'
MM 38	85	5.67	<i>Amend sub-point v. to read:</i> ' <u>creating high- quality built and natural environments that can be sustained in the long term,</u> and ' <i>Renumber sub-point vi. as sub-point vii.</i> <i>Add new sub-point vi. to read:</i> ' <u>the construction of sustainable urban drainage systems</u> '
MM 39	86	5.69	<i>Add new point 11 to read:</i> ' <u>enhance health and well-being</u> '
MM 40	86	PR5	<i>Amend first sentence to read:</i> '...Policies PR6 to <u>PR9</u> PR10 ...'
MM 41	86	PR5	<i>Amend point 1 to read:</i> 'Applications will be expected to: (1) Identify existing GI and its connectivity and demonstrate how this will, as far as possible, be protected and incorporated into the layout, design and appearance of the proposed development'
MM 42	86	PR5	<i>Amend point 8 to read:</i> 'Demonstrate where multi- functioning GI can be achieved, <u>including helping to address climate change impacts and taking into account best practice guidance.</u> '
MM 43	86	PR5	<i>Amend point 9 to read:</i> 'Provide details of how GI will be maintained and managed in the long term.'

Ref	Page	Policy/ Paragraph	Main Modification
MM 44	88	5.85	<p><i>Amend 2nd sentence to read:</i></p> <p>‘...It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the emerging Cherwell Design Guide Supplementary Planning Document (SPD), and to Oxford City Council’s SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness, <u>and Oxfordshire County Council’s Cycling and Walking Design Guides...</u>’</p>
MM 45	89	Policies Map PR6a	<p><i>Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares</i></p> <p><i>Allocate 1 hectare to residential use (see attached <u>pages 47 and 48 of the Schedule of Main Modifications November 2019</u>)</i></p>
MM 46	90	PR6a	<p><i>Amend point 1 to read:</i></p> <p>‘Construction of 690 <u>650</u> dwellings (net) on approximately 25 <u>24</u> hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare’</p>
MM 47	90	PR6a	<p><i>Amend point 3 to read:</i></p> <p>‘The provision of a primary school with at least three <u>two</u> forms of entry on 32.2 hectares of land in the location shown’</p>
MM 48	90	PR6a	<p><i>Amend point 7 to read:</i></p> <p>‘...pedestrian, wheelchair and all-weather cycle route along the site’s eastern boundary <u>within the area of green space as shown on the policies map.</u>’</p>
MM 49	91	PR6a	<p><i>Add a second sentence to point 10 (a) to read:</i></p> <p><u>‘Minor variations in the location of specific uses will be considered where evidence is available.’</u></p>
MM 50	91	PR6a	<p><i>Amend point 10 (b) to read:</i></p> <p>‘Two p<u>Two</u> points of vehicular access and egress from and to existing highways, primarily from Oxford Road’</p>
MM 51	91	PR6a	<p><i>Amend point 10 (c) to read:</i></p> <p>‘An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council’s allocated ‘Northern Gateway’ site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of</p>

Ref	Page	Policy/ Paragraph	Main Modification
			connection off-site and to existing or potential public transport services. <u>Required access to existing property via the site should be maintained.</u> '
MM 52	92	PR6a	<i>Amend point 13 to read:</i> 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, <u>and protected and notable species surveys as appropriate, including for great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment.</u> '
MM 53	92	PR6a	<i>Amend point 15 to read:</i> 'The application shall be supported by a Heritage Impact Assessment which will include <u>identify</u> measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '
MM 54	92	PR6a	<i>Amend point 17 to read:</i> 'The application should demonstrate that Thames Water has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle</u> that foul drainage from the site will be accepted into <u>the drainage its network.</u> '
MM 55	93	PR6a	<i>Amend point 18 to read:</i> '...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '
MM 56	93	PR6a	<i>Add new point 20 to read:</i> 'The application shall include a management plan for the <u>appropriate re- use and improvement of soils</u> ' <i>Re-number subsequent points</i>
MM 57	93	PR6a	<i>Amend the final sentence of point 21 to read:</i> 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a

Ref	Page	Policy/ Paragraph	Main Modification
			programme showing how <u>the site will contribute towards maintaining</u> a five year supply of housing. <u>(for the site) will be maintained year on year.'</u>
MM 58	94	PR6a	<i>Amend point 28 to read:</i> 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be <u>incorporated and</u> made evident in the landscape design of the site.'
MM 59	96	PR6b	<i>Amend point 1 to read:</i> 'Construction of <u>670 530</u> dwellings (net) on 32 hectares of land (the residential area as shown). <u>The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.'</u>
MM 60	96	PR6b	<i>Add a second sentence to point 8 (a) to read:</i> <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>
MM 61	96	PR6b	<i>Amend point 8 (b) to read:</i> <u>'Two pPoints of vehicular access and egress from and to existing highways, primarily from Oxford Road, and connecting within the site.'</u>
MM 62	98	PR6b	<i>Amend point 11 to read:</i> 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, <u>and protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.'</u>
MM 63	98	PR6b	<i>Amend point 13 to read:</i> 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'</u>
MM 64	98	PR6b	<i>Amend point 15 to read:</i> 'The application should demonstrate that Thames Water <u>has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u>

Ref	Page	Policy/ Paragraph	Main Modification
			in principle that foul drainage from the site will be accepted into <u>the drainage its network.</u> '
MM 65	98	PR6b	<i>Add new point 16 to read:</i> ' <u>The application shall include a management plan for the appropriate re- use and improvement of soils</u> ' <i>Re-number subsequent points</i>
MM 66	98	PR6b	<i>Delete point 17 and renumber subsequent points accordingly</i>
MM 67	99	PR6b	<i>Amend the final sentence of point 19 to read:</i> 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'
MM 68	101	PR6c	<i>Amend to read:</i> 'Land at Frieze Farm will be reserved for the potential construction of a golf course should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b. <u>Planning Application Requirements</u> <u>1.</u> The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council. The Development Brief shall <u>include:</u> <u>(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure</u> <u>(b) Points of vehicular access and egress from and to existing highways</u> <u>(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment, and to existing or new points of connection off-site and to existing or potential public transport services.</u> <u>(d) Protection and connection of existing public rights of way</u> <u>(e) incorporate d</u> Design principles that respond to the landscape, <u>canal-side</u> and Green Belt setting and the

Ref	Page	Policy/ Paragraph	Main Modification
			<p>historic context of Oxford</p> <p><u>(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (2) below</u></p> <p><u>(g) An outline scheme for vehicular access by the emergency services</u></p> <p><u>2. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council</u></p> <p><u>3. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:</u></p> <p><u>(a) measures for securing net biodiversity gain within the site and for the protection of wildlife during construction</u></p> <p><u>(b) measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development</u></p> <p><u>(c) demonstration that designated environmental assets will not be harmed, including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts</u></p> <p><u>(d) measures for the protection and enhancement of existing wildlife corridors and the protection of existing hedgerows and trees</u></p> <p><u>(e) the creation of a green infrastructure network with connected wildlife corridors</u></p> <p><u>(f) measures to minimise light spillage and noise levels on habitats especially along wildlife corridors</u></p> <p><u>(g) a scheme for the provision for bird and bat boxes and for the viable provision of designated green walls and roofs</u></p> <p><u>(h) farmland bird compensation</u></p> <p><u>(i) proposals for long-term wildlife management and maintenance</u></p> <p><u>4. Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>5. <u>The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site, particularly the Grade II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p> <p>6. <u>The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></p> <p>7. <u>The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on existing communities and actions for updating the Travel Plan during the construction of the development</u></p> <p>8. <u>The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. The Flood Risk Assessment should include detailed modelling of watercourses taking into account allowance for climate change. There should be no ground raising or built development within the modelled flood zone.</u></p> <p>9. <u>The application shall be supported by a landscaping scheme including details of materials for land modelling (to be agreed with the Environment Agency), together with a management plan for the appropriate re-use and improvement of soils</u></p> <p>10. <u>The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</u></p> <p>11. <u>A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for development and a programme showing how and when the golf course would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			(Policy PR6b)
MM 69	103	5.90	Amend last sentence to read: 'A clearly defined field boundary <u>partially</u> marks the extent of the area that is identified for development and the remainder of the southern boundary follows <u>a former historic field boundary.</u> '
MM 70	104	5.95	Delete first two sentences and replace with: 'The farmhouse looks south across land planted as <u>an orchard. To the west of the farmhouse is an area of trees and a traditional orchard which forms an important part of its historic setting.</u> '
MM 71	104 to 105	5.96	Renumber points 5 to 8 as 6 to 9 Insert new point 5 to read: 'Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic <u>setting.</u> '
MM 72	106	Policies Map PR7a	Increase extent of residential area Reduce extent of Outdoor Sports Provision Amend revised Green Belt boundary (see attached <i>pages 49 and 50 of the Schedule of Main Modifications November 2019</i>)
MM 73	106	Policies Map PR7a	Amend the policies map to include 'new green space/parks' notation over (in addition to) 'Outdoor Sports provision' on the policies map (see attached <i>pages 49 and 50 of the Schedule of Main Modifications November 2019</i>)
MM 74	107	PR7a	Amend point 1 to read: 'Construction of <u>430</u> 230 dwellings (net) on <u>21</u> 11 hectares of land (the residential area as shown). The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare. '
MM 75	107	PR7a	Amend point 4 to read: 'The provision of <u>21.5</u> 11 hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt.'
MM 76	107	PR7a	Add a second sentence to point 9 (a) to read: ' <u>Minor variations in the location of specific uses will be considered where evidence is available.</u> '
MM 77	109	PR7a	Amend point 12 to read:

Ref	Page	Policy/ Paragraph	Main Modification
			'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, <u>and protected and notable species surveys as appropriate, including</u> great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.'
MM 78	109	PR7a	<i>Amend point 14 to read:</i> 'The application should demonstrate that Thames Water, <u>Natural England</u> has agreed in principle and <u>the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its network.</u> '
MM 79	109	PR7a	<i>Amend point 16 to read:</i> 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u> '
MM 80	109	PR7a	<i>Add new point 17 to read:</i> ' <u>The application shall include a management plan for the appropriate re- use and improvement of soils</u> ' <i>Re-number subsequent points</i>
MM 81	110	PR7a	<i>Amend the final sentence of point 19 to read:</i> 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'
MM 82	111	Policies Map PR7b	<i>Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend Green Space boundary (see attached pages 51 and 52 of the Schedule of Main Modifications November 2019)</i>
MM 83	112	PR7b	<i>Amend point 1 to read:</i> 'Construction of <u>120</u> 100 homes (net) on <u>5</u> 4 hectares of land (the residential area). The dwellings to be constructed at an approximate average net density of

Ref	Page	Policy/ Paragraph	Main Modification
			25 dwellings per hectare.'
MM 84	112	PR7b	<p><i>Amend point 7 to read:</i></p> <p>'Creation of a nature conservation area on 6.3 <u>5.3</u> hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake District Wildlife Site.'</p>
MM 85	112	PR7b	<p><i>Amend last sentence of point 9 to read:</i></p> <p>'The Development Brief shall be prepared in consultation with Oxfordshire County Council, and <u>Oxford City Council and the Canal and River Trust</u>'</p>
MM 86	112	PR7b	<p><i>Add a second sentence to point 10 (a) to read:</i></p> <p><u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u></p>
MM 87	113	PR7b	<p><i>Amend point 10 (b) to read:</i></p> <p>'Points of vehicular access and egress from and to existing highways with, <u>unless otherwise approved</u>, at least two separate points.'</p>
MM 88	113	PR7b	<p><i>Amend point 10 (c) to read:</i></p> <p>'The scheme shall include an access road from the Kidlington roundabout to the easternmost development parcels and the Stratfield Farm building complex. only, as shown on the inset Policies Map.'</p>
MM 89	114	PR7b	<p><i>Amend point 13 to read:</i></p> <p>'The application(s) shall be supported by a phase 1 habitat survey including an habitat suitability index (HSI) survey for great crested newts, <u>and protected and notable species surveys as appropriate, including</u> great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, water vole, otter, invertebrate, dormouse, breeding birds and reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies.'</p>
MM 90	115	PR7b	<p><i>Amend point 16 to read:</i></p> <p>'The application should demonstrate that Thames Water, <u>Natural England</u> has agreed in principle and <u>and the Environment Agency, have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage</u> its network.'</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM 91	115	PR7b	<p><i>Amend point 17 to read:</i></p> <p>'...a Heritage Impact Assessment which will <u>identify</u> include measures to avoid or minimise conflict with identified heritage assets within <u>and adjacent to</u> the site, particularly Stratfield Farmhouse. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p>
MM 92	115	PR7b	<p><i>Amend point 18 to read:</i></p> <p>'...a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p>
MM 93	115	PR7b	<p><i>Add new point 19 to read:</i></p> <p><u>'The application shall include a management plan for the appropriate re- use and improvement of soils'</u></p> <p><i>Re-number subsequent points</i></p>
MM 94	115	PR7b	<p><i>Amend the final sentence of point 21 to read:</i></p> <p>'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how <u>the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.'</u></p>
MM 95	121	PR8	<p><i>Amend point 1 to read:</i></p> <p>'Construction of 1,950 dwellings (net) on approximately 66 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 45 dwellings per hectare'</p>
MM 96	121	PR8	<p><i>Amend point 4 to read:</i></p> <p>'The provision of a primary school with at least three forms of entry on 3.2 hectares of land in the location shown'</p>
MM 97	121	PR8	<p><i>Amend point 5 to read:</i></p> <p>'The provision of a primary school with at least two forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council.'</p>
MM 98	122	PR8	<p><i>Amend last sentence of point 17 to read:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
			'The Development Brief shall be prepared in consultation with Oxfordshire County Council, and Oxford City Council, <u>Network Rail and the Canal and River Trust</u> '
MM 99	122	PR8	<i>Add a second sentence to point 18 (a) to read:</i> ' <u>Minor variations in the location of specific uses will be considered where evidence is available.</u> '
MM 100	122	PR8	<i>Amend point 18 (b) to read:</i> 'Points of vehicular access and egress from and to existing highways with at least two separate, <u>connecting points from and to the A44 and including the use of the existing Science Park access road.</u> '
MM 101	123	PR8	<i>Amend point 18 (f) to read:</i> 'In consultation with Oxfordshire County Council <u>and Network Rail</u> , proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles...'
MM 102	123	PR8	<i>Amend point 19 to read:</i> 'The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), prepared in consultation and agreed with Cherwell District Council. The BIA shall include <u>be informed by a hydrogeological risk assessment to determine whether there would be any material change in ground water levels as a result of the development and any associated adverse impact, particularly on Rushy Meadows SSSI, requiring mitigation. It shall also be informed by investigation of any above or below ground hydrological connectivity with the SSSI and between Rowel Brook and Rushy Meadows SSSI</u>
MM 103	124	PR8	<i>Amend point 21 to read:</i> 'The application(s) shall be supported by a phase 1 habitat survey <u>and protected and notable species surveys as appropriate, including</u> and surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'
MM 104	124	PR8	<i>Amend point 22 to read:</i> 'The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for

Ref	Page	Policy/ Paragraph	Main Modification
			maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development. <u>The Transport Assessment shall include consideration of the effect of vehicular and non-vehicular traffic on use of the railway level crossings at Sandy Lane, Yarnton Lane and Roundham.</u> '
MM 105	125	PR8	<i>Amend point 23 to read:</i> 'The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council’s Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council’s Level 1 and Level 2 SFRA’s. <u>Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.</u> '
MM 106	125	PR8	<i>Amend point 24 to read:</i> 'The application should demonstrate that Thames Water, <u>Natural England has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its network.</u> '
MM 107	125	PR8	<i>Amend point 25 to read:</i> 'The application shall be supported by a Heritage Impact Assessment which will include <u>identify</u> measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '
MM 108	125	PR8	<i>Amend point 26 to read:</i> '...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '
MM 109	125	PR8	<i>Add new point 28 to read:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			'The application shall include a management plan for the appropriate re- use and improvement of soils' <i>Re-number subsequent points</i>
MM 110	125	PR8	<i>Amend the final sentence of point 30 to read:</i> 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year. '
MM 111	127	5.121	<i>Amend to read:</i> 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring improved informal access to the countryside and significant ecological and biodiversity gains <u>primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be opportunities for significant ecological and biodiversity gains.</u> The Council’s priority will be the creation of a new Local Nature Reserve at the southern end of the site with good access to the primary school and the existing public rights of way.'
MM 112	129	Policies Map PR9	<i>Extend residential area to 25.3 hectares</i> <i>Delete Public Access Land</i> <i>Amend Revised Green Belt boundary</i> <i>Add 24.8 hectares of new green space/parks</i> <i>Add 39.2 hectares of retained agricultural land (see attached pages 53 and 54 of the Schedule of Main Modifications November 2019)</i>
MM 113	130	PR9	<i>Amend point 1 to read:</i> 'Construction of 540 530 dwellings (net) on approximately 25 16 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare'
MM 114	130	PR9	<i>Amend point 3 to read:</i> 'The provision of 1.6 1.8 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space.'
MM 115	130	PR9	<i>Amend point 5 to read:</i> ' Public access within the 74 hectares of land <u>The provision of public open green space as informal</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>parkland on 24.8 hectares of land to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School.'</u>
MM 116	130	PR9	<i>Insert point 7 to read:</i> <u>'The retention of 39.2 hectares of land in agricultural use in the location shown'</u>
MM 117	130	PR9	<i>Add a second sentence to point 8 (a) to read:</i> <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>
MM 118	130	PR9	<i>Amend point 8 (b) to read:</i> <u>'At least two separate pPoints of vehicular access and egress to and from the A44 with a connecting road between.'</u>
MM 119	132	PR9	<i>Amend point 11 to read:</i> 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index survey for great crested newts, <u>and protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), for badgers, breeding birds, internal building assessment for roosting barn owl, dormouse, reptile, tree and building assessment for bats, bat activity, hedgerow regulations assessment and assessment of water courses"</u>
MM 120	132	PR9	<i>Amend point 14 to read:</i> 'The application should demonstrate that Thames Water has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage its network.'</u>
MM 121	132	PR9	<i>Amend point 16 to read:</i> <u>'...mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'</u>
MM 122	132	PR9	<i>Add new point 17 to read:</i> <u>'The application shall include a management plan for the appropriate re- use and improvement of soils'</u> <i>Re-number subsequent points</i>
MM 123	133	PR9	<i>Amend the final sentence of point 18 to read:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'
MM 124	135 to 137	5.124 to 5.139	<i>Delete paragraphs 5.124 to 5.139.</i>
MM 125	138 to 144	Policies Map PR10	<i>Delete Policies Map and Key</i>
MM 126	139 to 143	PR10	<i>Delete Policy PR10</i>
MM 127	145	5.143	<i>Amend to read:</i> 'The Council’s emerging Supplementary Planning Document provides guidance on Developer Contributions associated with new development. The Council has consulted on a draft Charging Schedule for a possible Community Infrastructure Levy, a potential complementary means of acquiring funds for infrastructure. However, it has not yet been determined whether the Council will introduce CIL, particularly as the Government is reviewing how CIL functions, and its relationship with securing developer contributions through ‘Section 106’ legal obligations and options for reform. An announcement is expected by the Government at the Autumn Budget 2017. ”
MM 128	146	5.148	<i>Amend to read:</i> '...liaison on infrastructure issues will be required with partner authorities including the County Council, <u>and Oxford City Council</u> and West Oxfordshire District Council. '
MM 129	146	5.148	<i>Amend to read:</i> In delivering the developments identified in this Plan, liaison on infrastructure issues will be required with partner authorities including the County Council <u>and Oxford City Council</u> and West Oxfordshire District Council. for example to ensure a joined-up approach to the provision of additional school places and public open space where there are cross-boundary implementation matters to consider.
MM 130	147	PR11	<i>Amend point 1 to read:</i> 'Working with partners including central Government,

Ref	Page	Policy/ Paragraph	Main Modification
			the Local Enterprise Partnership, Oxford City Council, West Oxfordshire District Council , Oxfordshire County Council and other service providers to:...
MM 131	147	PR11	<i>Amend point 1 (a) to read:</i> 'provide <u>and maintain</u> physical, community and green infrastructure'
MM 132	148	PR11	<i>Amend point 2 to read:</i> Completing and k 'Keeping up-to-date a Developer Contributions
MM 133	148	PR11	<i>Amend point 3 to read:</i> ' Ensure that D development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, <u>sport</u> , leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements <u>including those of the Council's Developer Contributions SPD.</u>
MM 134	148	PR11	<i>Add new point 4 to read:</i> ' <u>All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.</u> '
MM 135	150	5.165	<i>Delete point 2.</i>
MM 136	150	5.165	<i>Amend point 3 to read:</i> '3. we are requiring developers to clearly show that they can maintain <u>contribute towards maintaining</u> a five year supply. for their own sites. '
MM 137	150	PR12a	<i>Delete 3rd paragraph:</i> ' Land South East of Kidlington (Policy PR7a—230 homes) and Land South East of Woodstock (Policy PR10—410 homes) will only be permitted to commence development before 1 April 2026 if the calculation of the five year land supply over the period 2021 to 2026 falls below five years '.
MM 138	150	PR12a	<i>Amend fifth paragraph to read:</i> 'Permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will <u>contribute in delivering</u> a continuous five year housing land supply

Ref	Page	Policy/ Paragraph	Main Modification
			on a site-specific basis (i.e. measured against the local plan housing trajectory allocation for the site). This will be achieved via the Delivery Plans required for each strategic development site.
MM 139	151	PR12b	Amend point 3 to read: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a potentially D developable site'
MM 140	151	PR12b	Amend point 5 (a) to read: 'A comprehensive Development Brief <u>and place shaping principles for the entire site</u> to be agreed <u>in advance</u> by the Council in consultation with Oxfordshire County Council and Oxford City Council
MM 141	151	PR12b	Amend point 5 (b) to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how <u>the site will contribute towards maintaining a five year supply of housing.</u> (for the site) will be maintained year on year.'
MM 142	152	PR12b	Amend point 5 (h) to read: 'a Heritage Impact Assessment which will <u>identify include</u> measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'</u>
MM 143	152	PR12b	Amend point 5 (i) to read: 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u>
MM 144	151	PR12b	Add new point 3 to read: ' <u>50% of the homes are provided as affordable housing as defined by the National Planning Policy Framework.'</u> <i>Renumber existing points 3 to 5 as 4 to 6.</i>
MM 145	155	PR13	Amend last sentence of 3rd paragraph to read:

Ref	Page	Policy/ Paragraph	Main Modification
			'This will include the implementation of Local Plans and County wide strategies such as the Local Transport Plan and the Oxfordshire Infrastructure Strategy <u>and associated monitoring</u> .
MM 146	162	Appendix 3	<i>Update housing trajectory as indicated on revised trajectory attached (see page 58 of the Schedule of Main Modifications November 2019)</i>
MM 147	163 to 182	Appendix 4	<i>Update infrastructure schedule (see attached updated schedule pages 59-104 of the Schedule of Main Modifications November 2019)</i>
MM 148	-	Whole Plan	<i>Remove policy shading for PR3b, PR3c, PR3d and PR3e (land to be removed from the Green Belt) (note: retain shading for safeguarded land – PR3a) (see attached Proposed Map Changes) (see pages 47 to 57 of the Schedule of Main Modifications November 2019)</i>

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**Schedule of Proposed Minor Modifications
to the Partial Review of the Cherwell Local Plan
November 2019
and Additional Minor Modifications Since February 2020**

These are modifications to the Proposed Submission Plan (July 2017) following receipt of the Inspector’s Post Hearing Advice Note (July 2019). This document replaces the published Proposed Focused Changes and Minor Modifications - February 2018

The proposed Modifications to the Partial Review of the Cherwell Local Plan Proposed Submission Plan July 2017 comprise the Schedule of proposed Main and Minor Modifications, the attached Minor Proposed Map Changes and Infrastructure Schedule.

New text is shown in **bold and underlined**. Deleted text is shown in **bold and ~~struckthrough~~**.

Minor modifications – generally cover factual updates, typographical corrections and presentational improvements

The reasons for changes and modifications are further explained in the Council’s published Explanatory note (November 2019)

Proposed modifications highlighted in grey are those suggested since receipt of the Inspector’s Advice Note.

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 1	-	Whole Plan	All Relevant Maps	Update the copyright on all maps (see attached Proposed Map Changes)	Updating
Min 2	-	Whole Plan	All Relevant Maps	Improve the scale bars on all maps (see attached Proposed Map Changes)	Presentation
Min 3	-	Whole Plan	All Relevant Maps	Improve differentiation between mapping designations/shading and ensure all mapping layers are clearly visible and ensure consistency with adopted Local Plan (see attached Proposed Map Changes)	Presentation
Min 4	-	Whole Plan	All Relevant Maps	Ensure all proposed land allocations appear on other policy maps (e.g. Policy PR6b on the map for Policy PR6a) and add labels for the policies being illustrated (see attached Proposed Map Changes)	Presentation
Min 5	-	Whole Plan	All Relevant Maps	Update layer including to show correct symbolology/labelling for Ancient Woodland	Presentational Correction / Representation PR-C-0766 from BBOWT
Min 6	-	Whole Plan	All Relevant Maps	Replace BAP habitat layer with S.41 NERC Act layer	Presentational correction
Min 7	-	Whole Plan	All Relevant Maps	Show Local Wildlife Sites	Presentational correction

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 8	-	Whole Plan	All Relevant maps	Ensure Conservation Target Area layer is clearly visible on all maps (see attached Proposed Map Changes)	Presentational correction
Min 9	-	Whole Plan	Plan Text and Footnotes	Update hyperlink to Evidence List on the Council's new website and document references.	Update
Min 10	-	All policies Maps - key	All policies Maps - key	Replace site reference number <u>on the key</u> with red site boundary notation and label it 'site boundary'.	Plan Improvement / clarification
Min 11	Page 9	Executive Summary, Paragraph xxii.	2nd sentence	Amend to read as 'The policy makes it clear that if monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for Housing , Communities and Local Government to...'	Change to the Secretary of State's title
Min 12	Page 21	Table 3	Vale of White Horse	Replace '220' with ' 2200 '	Typo
Min 13	Page 21	Text Box (Memorandum of Cooperation, November 2016)	2 nd para.	Amend paragraph to read 'The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. Each LPA will remain responsible for the allocation of housing sites within any district. Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.'	Copy/paste error

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 14	Page 35	Paragraph 3.17	-	In this growth context, the Oxfordshire councils continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS)(30), the first stage of which was completed in April 2017.	Updating / OxIS Stage 2 (November 2017) recently published
Min 15	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR7a	Extend proposed growth area	Consequential change
Min 16	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR7b	Extend proposed growth area	Consequential change
Min 17	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR9	Extend proposed growth area	Consequential change
Min 18	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR10	Remove whole site from diagram	Consequential change
Min 19	Page 66	Para 5.17	Point 2	Amend to read 'the clear inability for Oxford City to fully meet its own housing needs'	Clarification
Min 20	Page 76	Para 5.39	PR3(c)	Amend to read 'Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary in is this location.	Correction
Min 21	Page 77	Policy PR3 - The Oxford Green Belt	Paragraph 5.39 PR3(e)	Amend the third sentence of paragraph 5.39 PR3 (e) to read: 'The potential extension of the Science Park will be considered further in the next Local Plan Local Plan Part 2. '	Update to LDS dated December 2018.

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 22	Page 78	Policy PR3	(b)	Amend to read: '0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on inset Policies Map PR8 <u>the map at Appendix 2)</u>	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 23	Page 78	Policy PR3	(c)	Amend to read: '11.8 hectares of land south of the A34 and west of the railway line (to the west of the strategic development site allocated under policy PR6b as shown on inset Policies Map PR6b <u>the map at Appendix 2)</u> '	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 24	Page 78	Policy PR3	(d)	Amend to read: '9.9 hectares of land comprising the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride (as shown on inset Policies Map 6a <u>the map at Appendix 2)</u> '	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 25	Page 78	Policy PR3	(e)	Amend to read: '14.7 hectares of land to <u>the</u> north, east and west of Begbroke Science Park (as shown on inset Policies Map PR8 <u>the map at Appendix 2)</u> '	Typo and presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 26	Page 80	Paragraph 5.57	2 nd sentence	Amend to read 'In particular cycle improvements between Oxford Parkway <u>and</u> Cutteslowe	Grammatical correction

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
				Roundabout could help to complete an improved route between Kidlington and Oxford'.	
Min 27	Page 88	Paragraph 5.78	Line 3	Amend to read '...far outweigh the those adverse effects...'	Grammatical correction
Min 28	Page 89	Policies Map	Policy PR6a	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 29	Page 95	Policies Map	Policy PR6b	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 30	Page 100	Policies Map	Policy PR6c	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 31	Page 101	Policy PR6c	1 st paragraph	Amend to read 'Land at Frieze Farm (30 hectares) will be reserved.....'	Plan improvement
Min 32	Page 105	Paragraph 5.697	Paragraph number	Re-number paragraph no. 5.697 as ' 5.97 '	Typo
Min 33	Page 111	Policy PR7b – Policies Map	Land at Stratfield Farm	Indicate location of orchard referred to in Policy PR7b, point 6 (See attached Proposed Map Changes)	Presentational correction
Min 34	Page 112	Policy PR7b	Point 8	Amend to read '...Land East of the A44 (PR9) (PR8) across the Oxford Canal,....'	Typo

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 35	Page 113	Policy PR7b – Land at Stratfield Farm	PR7b – 10 (g)	Amend to read: The maintenance and enhancement of significant the protected trees, existing tree lines and hedgerows.	Correction.
Min 36	Page 114	Policy PR7b	Point 13	Amend to read ‘...phase 1 habitat survey including an a habitat suitability index...’	Typo
Min 37	Page 123	Policy PR8	Point 18 (m)	A An outline scheme for vehicular access by the emergency services	Typo
Min 38	Page 132	Policy PR9 - Land West of Yarnton	Policy PR 9 - point 15	Amend to read: The application shall be supported by a Heritage Impact Assessment which will include identify measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site’ (point 15 ends)	Plan improvement
Min 39	Page 137	Paragraph 5.139	-	Amend to read: ‘...and the emerging Cherwell Design Guide’	Future proofing for SPD adoption
Min 40	Page 148	Policy PR11 – Infrastructure Delivery	Point 2	Amend to read: ‘Completing and keeping up-to-date a Development Contributions Supplementary Planning Document...’	Typo
Min 41	Page 149	Paragraph 5.157	1 st sentence	Amend to read: ‘We need to ensure...’	Grammatical error
Min 42	Page 155	Policy PR13 – Monitoring and Securing Delivery	Final paragraph	Amend to read: ‘If monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of	Change to Secretary of State's title.

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
				State for Housing , Communities and Local Government to....'	
Min 43	Page 158	Appendix 1 - Policies Map	Policies Map	Add PR3a reference on Policies Map for the Safeguarded land to the south of policy PR8.	Correction of error/Clarification.
Min 44	Page 158	Appendix 1 - Policies Map	Policies Map	Update reflecting changes to other Policies Maps (see attached)	Updating for consistency
Min 45	Page 160	Appendix 2 - Green Belt Plan	Proposed Changes to the Green Belt within Cherwell District	Add labels for PR3a, PR3b, PR3c, PR3d and PR3e	Presentational clarification
Min 46	Page 160	Appendix 2 – Green Belt Plan	Proposed Changes to the Green Belt in Cherwell District	Amend Green Belt to be removed for sites PR7a, PR7b and PR9	Consequential change
Min 47	Page 162	Appendix 3 – Housing Trajectory	Allocation Column	Insert lines to identify 5 year period	Presentational correction
Min 48	Page 184	Appendix 5 – Monitoring Framework	Policy PR3 Local Plan Indicators	PR7a- replace 10.75 ha with 20.7 ha Add PR7 b– 5.2 ha PR9 – replace 17.6 ha with 27.2 ha	Correction/consequential change

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 49	Page 185	Appendix 5 – Monitoring Framework	Policy PR6a Local Plan Indicators	Delete Local Plan Indicators and replace with <u>'Residential completions'</u>	For consistency
Min 50	Page 186	Appendix 5 – Monitoring Framework	Policy PR10	Delete row associated with PR10	Consequential Change
Min 51	Page 190-191	Appendix 6 - Thematic Maps	-	Make the following changes to the theme maps - Remove Woodstock housing allocation and the associated green infrastructure and sports provision at site: PR10:	Consequential change
Min 52	Page 193	Appendix 7 - Evidence Base	-	Update Evidence link as follows: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base	Updating

Additional Minor Modifications Since February 2020

ADDITIONAL MINOR MODIFICATIONS SINCE FEBRUARY 2020					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 53	-	Whole plan	Plan Text and Footnotes	Removal of Footnotes relating to evidence base to avoid duplication with Appendix 7.	Future proofing for DPD adoption

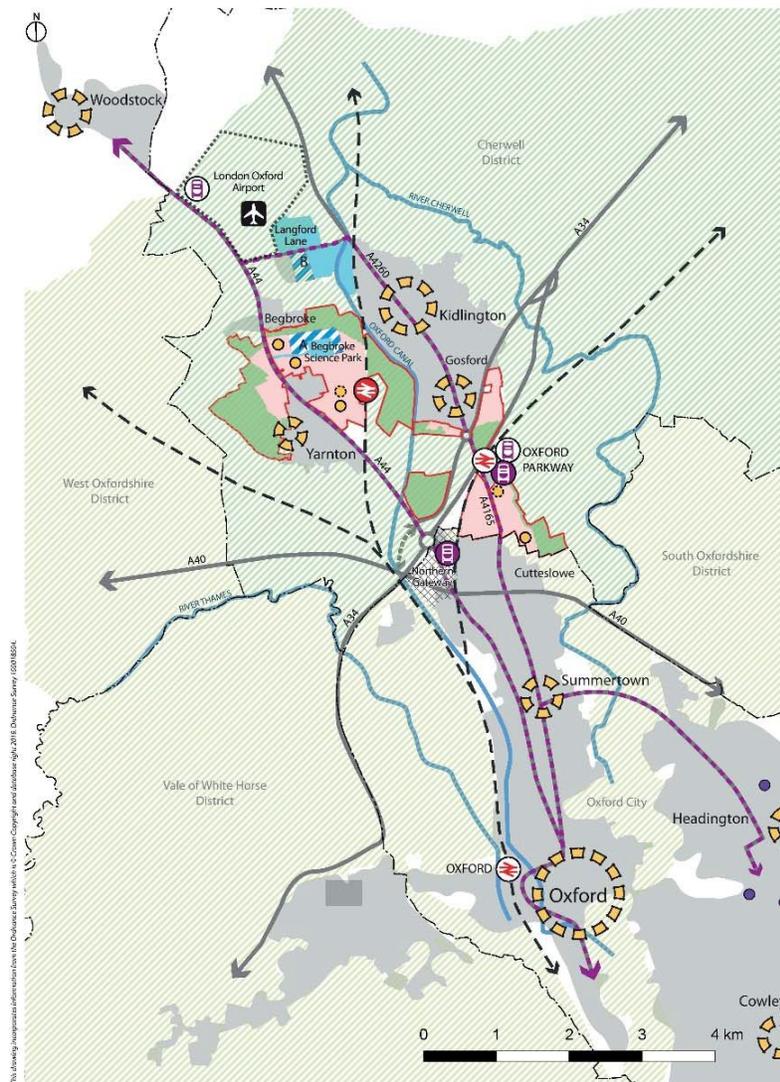
ADDITIONAL MINOR MODIFICATIONS SINCE FEBRUARY 2020

Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 54	-	All policies	All points	Addition of full stops at the end of all points in policies.	Typographical updates for consistency
Min 55	Page 160	Appendix 2 - Green Belt Plan	-	Replace Aylesbury Vale District text label with 'Buckinghamshire' text label on map.	Updating to reflect the creation of the new unitary Buckinghamshire Council
Min 56	Page 193	Appendix 7 - Evidence Base	-	Update Evidence link as follows: https://www.cherwell.gov.uk/info/83/local-plans/215/partial-review-of-cherwell-local-plan-2011-2031-part-1-oxfords-unmet-housing-need	Future proofing for DPD adoption

Proposed Minor Map Changes

September 2019

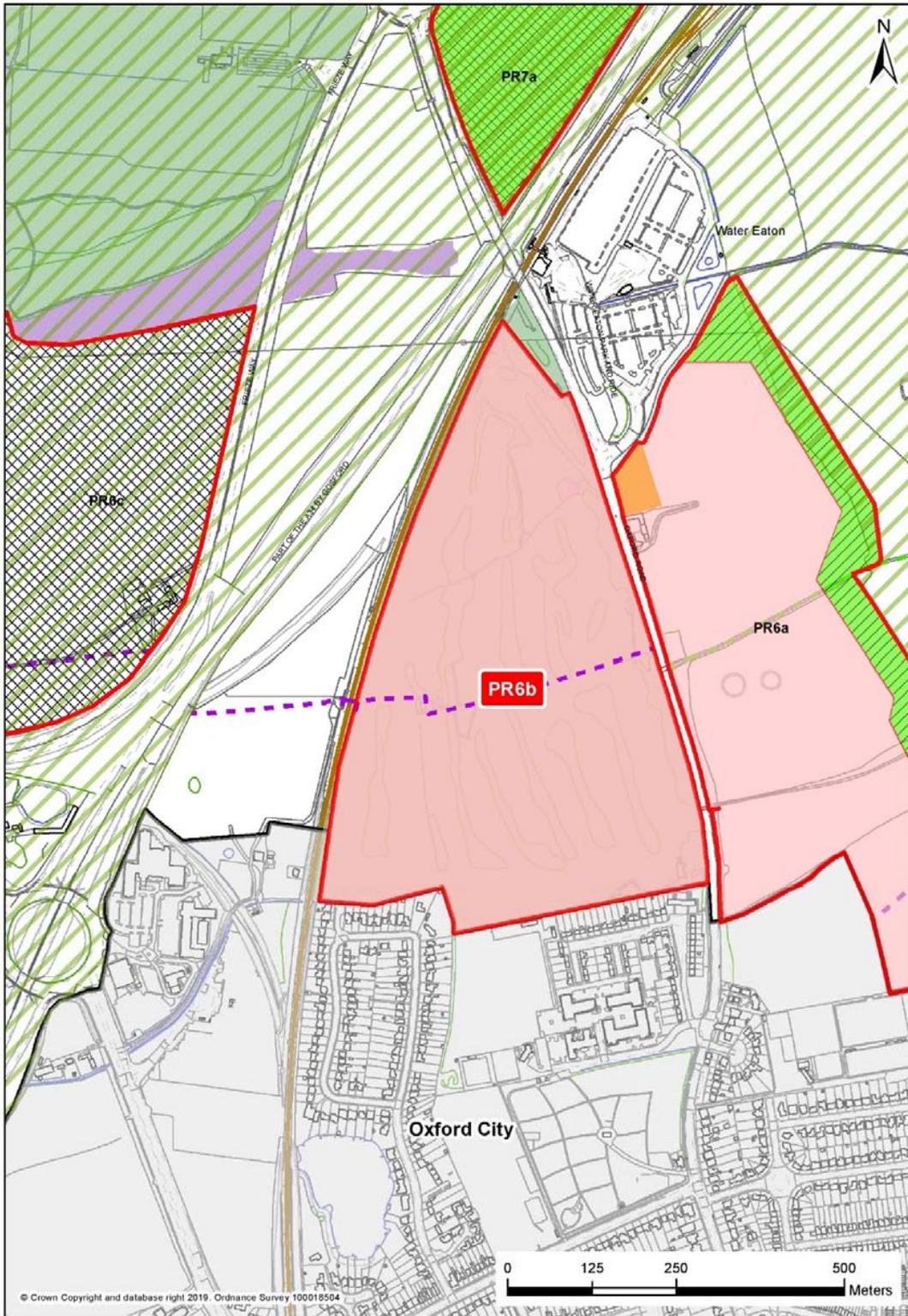
Figure 10: Spatial Strategy – Key Diagram



Key Diagram - For Illustrative Purposes Only

Key	Existing centres	Sustainable movement corridors
Allocation site boundaries	Proposed local centres	Rail lines
District boundaries	Proposed schools	Existing rail station
Green Belt	Existing hospitals	Potential new rail station
Existing settlement	Existing employment area	London Oxford Airport
Proposed residential development	Proposed employment area A: land reserved for extension to Science Park B: permission granted for Technology Park	Existing Park & Ride
Proposed green infrastructure and formal recreation provision	Oxford City proposed Northern Gateway development	New or expanded Park & Ride
		County Council proposed link road

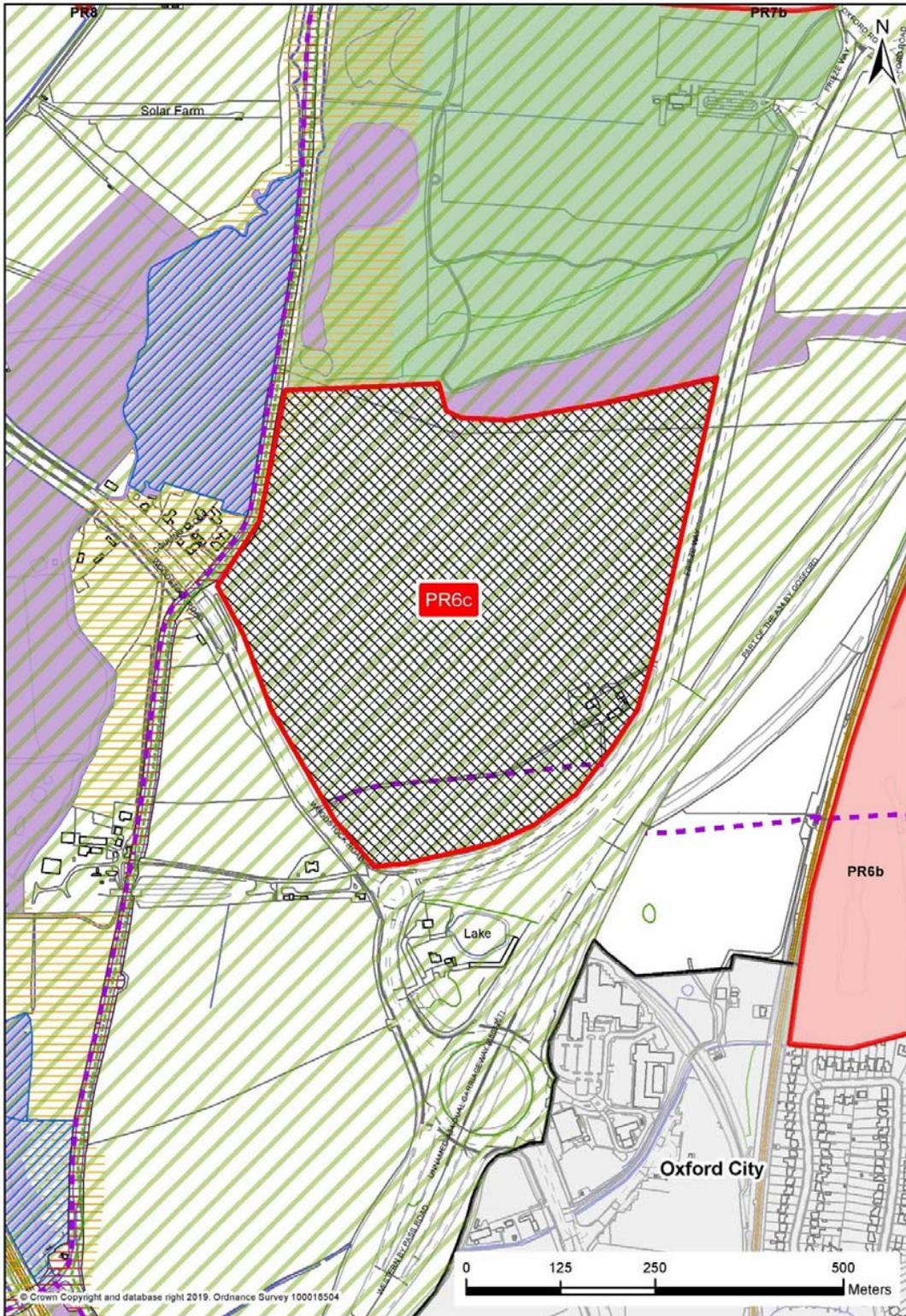
Policy PR6b Map – Land West of Oxford Road



Policy PR6b Key

	Site Boundary
	Cherwell District
	Existing Green Space
	Local Centre
	NERC Act, S41
	New Green Space/Parks
	Outdoor Sports Provision
	Oxford City
	Public Bridleway
	Public Footpath
	Reserved Site for Golf Course Replacement
	Residential
	Revised Green Belt

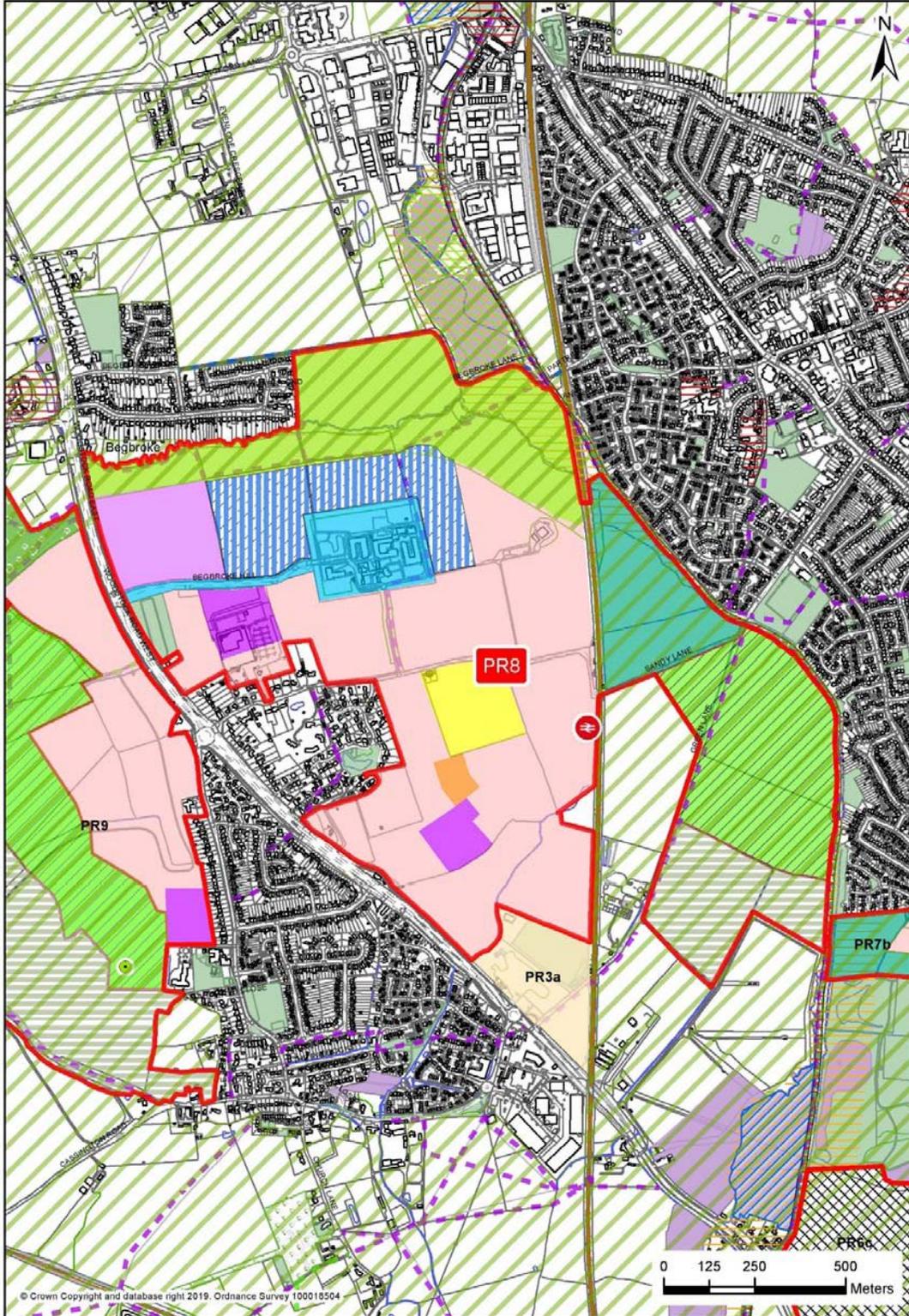
Policy PR6c Map – Land at Frieze Farm



Policy PR6c Key

	Site Boundary
	Cherwell District
	Conservation Areas
	Conservation Target Areas
	Existing Green Space
	Local Wildlife Site
	NERC Act. S41
	Oxford Canal Trail
	Oxford City
	Public Footpath
	Reserved Site for Golf Course Replacement
	Residential
	Revised Green Belt

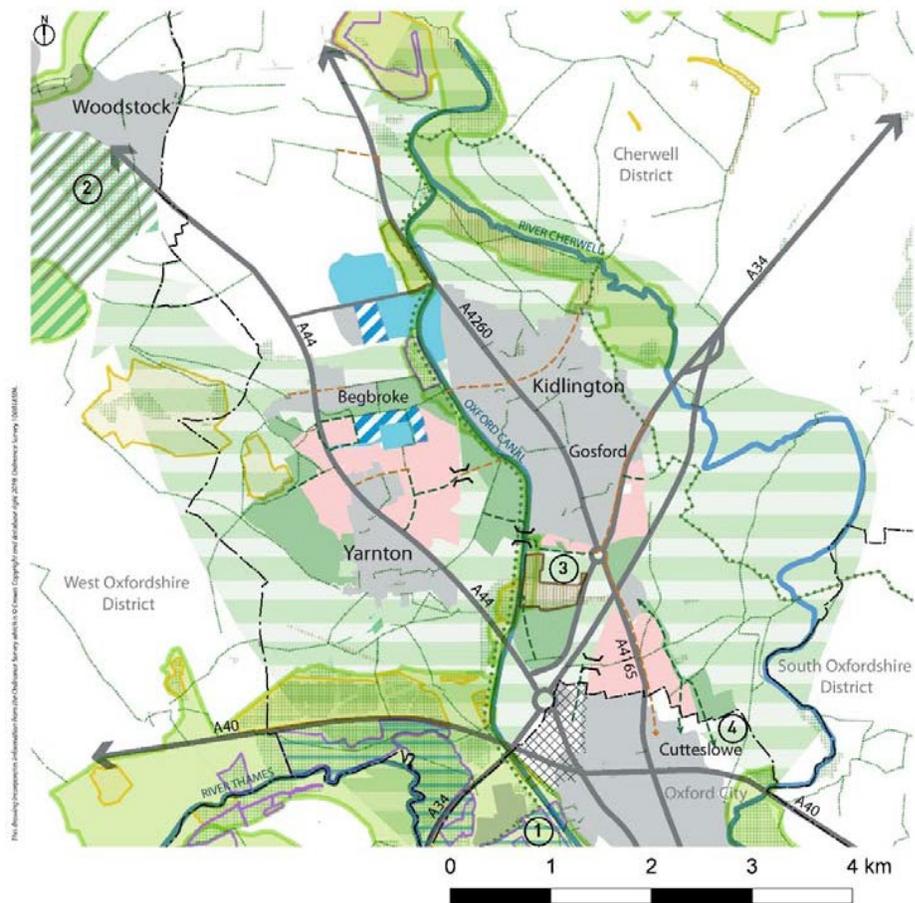
Policy PR8 Map – Land East of the A44



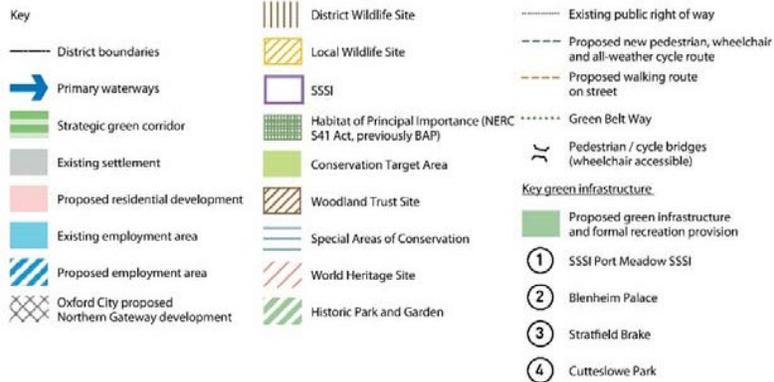
Policy PR8 Key

	Site Boundary		Public Bridleway
	Community Woodland		Public Footpath
	Conservation Areas		Restricted Byway
	Conservation Target Areas		Reserved Land for Railway Station Halt
	Existing Begbroke Science Park		Reserved Site for Golf Course Replacement
	Existing Green Space		Residential
	Former Landfill Site		Retained Agricultural Land
	Historic Parks and Gardens		Revised Green Belt
	Land Reserved for Employment		Secondary School Use
	Local Centre		Site of Special Scientific Interest (SSSI)
	Local Nature Reserve		
	Local Nature Reserve		
	Local Wildlife Site		
	Nature Conservation Area		
	NERC Act. S41		
	New Green Space/Parks		
	Oxford Canal Trail		
	PR3a (Safeguarded Land)		
	Primary School Use		

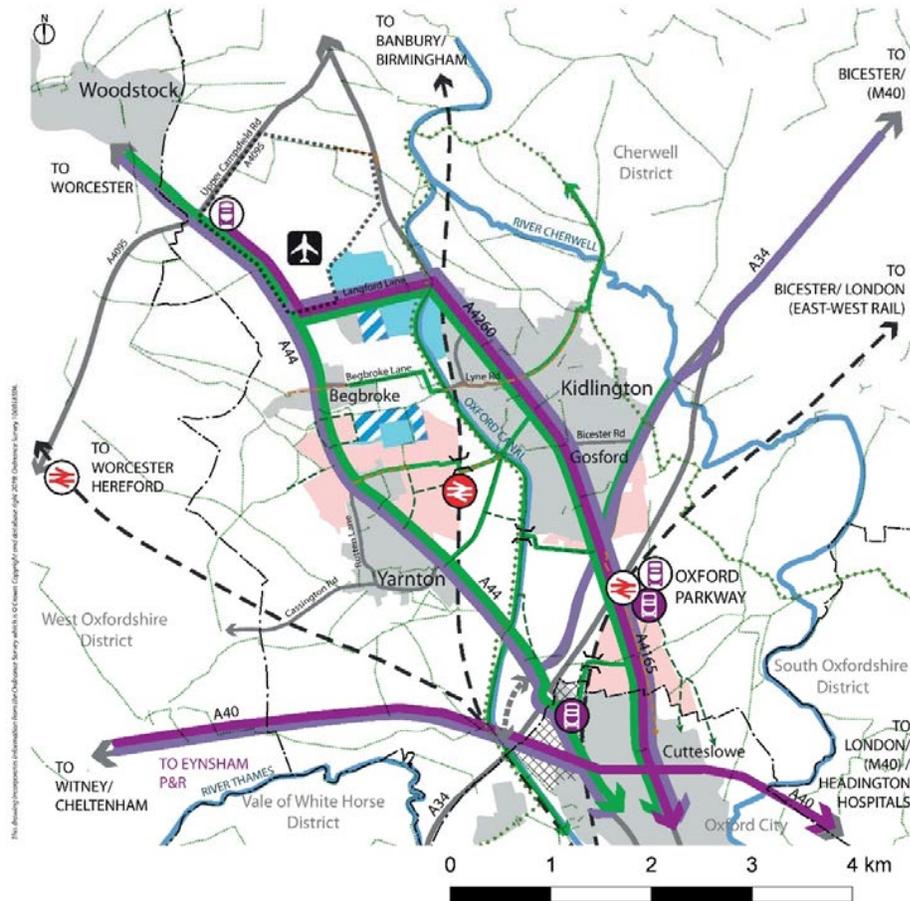
Thematic Maps



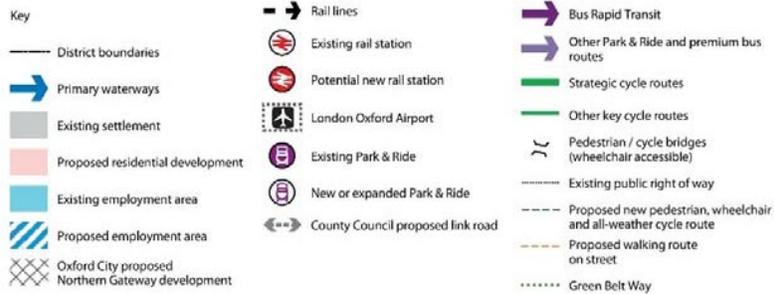
Green Corridors - For Illustrative Purposes Only



Thematic Maps



Sustainable Movement Thematic Plan - For Illustrative Purposes Only



Partial Review of the Local Plan - Housing Trajectory (September 2019)

	Allocation	Scheme & Site Preparation			1st Five Year Supply Period										Total
		18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
Total Plan Requirement (2021-2031)	4400 Homes														
Plan Requirement (2021-2026)	1700 Homes														
North Oxford															
Policy PR6a – Land East of Oxford Road	69050	0	0	0	25	50	75	100	100	100	100	650	50	250	69050
Policy PR6b – Land West of Oxford Road	670530	0	0	0	0	30	7530	75	10075	10075	10075	75	765	50	670530
Kidlington															
Policy PR7a – Land South East of Kidlington	2430	0	0	0	0	0	0	0	0	7530	5100	5100	5100	550	2430
Policy PR7b – Land at Stratfield Farm	1200	0	0	0	025	50	25	30	40	250	0	0	0	0	1200
Begbroke															
Policy PR8 – Land East of the A44	1950	0	0	0	50	100	225	225	225	225	225	225	225	225	1950
Yarnton															
Policy PR9 – Land West of Yarnton	54030	0	0	0	30	75	75	75	75100	65100	50	250	450	0	54030
Woodstock															
Policy PR10 – Land South East of Woodstock	410	0	0	0	0	0	0	0	0	50	100	100	100	60	410
Total	4400	0	0	0	10530	25575	47530	505475	54000	59080	575600	51525	485500	35585	4400
Five Year Housing Land Supply Requirement															
Housing Requirement 2021-2026	1700														
Annual Requirement	340														
Requirement to date	0														
Completions	0														
Shortfall / Surplus	0														
Base Requirement over next 5 years	1700														
Base requirement with shortfall / surplus	1700														
Plus 5% (NPPF)	1785														
Annual requirement over next 5 years	357														
Deliverable supply over next 5 years	188010														
Total years supply	5.31														

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Appendix 4 - Infrastructure Schedule (September 2019)

Combined Schedules of Proposed Focused Changes and Minor Modifications
to the Partial Review of the Cherwell Local Plan September 2019

Main Modification (Main 147) Appendix 4 Infrastructure Schedule

The Infrastructure Schedule accompanying the Local Plan (Part1) Partial Review identifies infrastructure schemes to support growth and ensures that infrastructure needs for Cherwell are incorporated in the relevant Infrastructure providers' plans and programmes. The process of infrastructure planning is an iterative one with the Council working with infrastructure providers to support the plan's growth and feeding into the wider strategic infrastructure programme led by the Oxfordshire Growth Board. Work will continue through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.

Growth for Cherwell is committed in the adopted Local Plan (2015) and supported by an infrastructure programme in its associated Infrastructure Delivery Plan (IDP). The IDP is updated on a yearly basis with information from infrastructure providers as part of the Council's Annual Monitoring Report. The Local Plan Part 1 Partial Review addresses Oxford's unmet housing needs within Cherwell and its preparation has considered the growth already committed in the adopted plan as well as seeking to avoid undermining the adopted plan's strategy and delivery of growth. Strategic infrastructure matters in south Cherwell are of equal relevance for the adopted Local Plan (Part 1) and the Local Plan (Part1) Partial Review.

As the Local Plan (Part1) Partial Review progresses to adoption, infrastructure monitoring and delivery will form part of the Council's yearly IDP updates and AMR reporting.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
Transport & movement											
Page 80	1	Explore potential for a new rail station/halt between Kidlington and Begbroke	Desirable	Long term	TBC N/A	TBC N/A	Network Rail, OCC, Rail providers, Begbroke Science Park/Oxford University	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>OxIS Stage 2 Sept. 2017</u>	All LP4 PR sites <u>PR8</u>	LP1 PR representations on behalf of OU <u>OCC</u>	<u>Long term aspiration being explored by the site promoter. Policy PR8 safeguards land so that future opportunities are not prevented. Delivery of LP1 PR does not depend on this scheme</u>
		Expansion of Water Eaton P&R	Necessary	<u>Long Medium</u> term	TBC <u>c. £14.5m</u>	TBC <u>Local Growth Fund bids, developer contributions.</u>	OCC, bus service providers, private developers	LTP4 LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:	All LP1 PR sites,	OCC OTS	<u>Identified within LTP4 but no progress at this stage as a medium term scheme</u>
	3.	Explore potential for a P&R at London Oxford Airport	Necessary	<u>Medium Long</u> term	TBC <u>c. £17m</u>	TBC <u>Local Growth Fund bids, Developer contributions, other third party contributions.</u>	OCC, bus service providers, private developers	Infrastructure Delivery (PR11) <u>P&R Study, OCC May 2016</u> <u>OxIS Stage 2 Sept 2017</u>	All LP1PR sites	OCC OTS	<u>OCC negotiations with land owner are at an early stage.</u>
	4.	Bus Lane <u>and bus stop</u> improvements along the A4260/A4165	Reduce the proportion and overall number of car journeys and help deliver the	Critical	<u>Short to mMedium</u> term	<u>Scheme specific below TBC</u>	<u>Scheme specific below TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4)	All LP1PR sites	OCC OTS TA (ITP)

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		transport changes provided for by the Oxford Transport Strategy.						LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept 2017</u>			<u>Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u>
4a	Improved bus lane provision on the A4165 between Kidlington roundabout and past the new housing sites	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport Strategy	Critical	<u>Short to m</u> Medium term	<u>TBC c. £3.87m</u>	<u>TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)	All LP1PR sites	<u>OCC OTS TA (ITP)</u>	<u>Potential sources of funding include: Emerging Oxfordshire Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u>
	A4260 – southbound bus lane from The Moors to Benmead Road	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport Strategy	Critical	<u>Short to m</u> Medium term	<u>TBC c. £0.583m*</u>	<u>TBC</u>		LP1 PR: Sustainable Transport (PR4a) <u>LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>	All LP1PR sites	<u>OCC OTS TA (ITP)</u>	<u>Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u>
4c	A4260 Southbound bus lane from Bicester Road/A4260 junction to Kidlington roundabout	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport Strategy	Critical	<u>Short to m</u> Medium term	TBC		OCC, bus service providers, private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) <u>LP1 PR:</u>	All LP1PR sites	<u>OCC OTS TA (ITP)</u>	<u>Optioneering and feasibility work for section 4a has almost completed through Growth Deal funding.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								<u>Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>			
4d	Northbound bus lane Summerhill Road to Davenant Road		Critical	Medium-term	TBC	TBC			All LP1PR sites		*Cost from Lonsdale to Davenant (some 2way)
Page 82	Southbound bus lane from Rawlinson road to St Margaret's Road		Critical	Medium-term	TBC	TBC			All LP1PR sites		
	Signalised junctions along the A4260/A4165 corridor to improve bus movements (<u>including Bus Gate near Kidlington centre</u>)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	<u>Short to m</u> Medium term	<u>Scheme specific below TBC</u>	<u>Scheme specific below TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u>	All LP1PR sites	OCC OTS TA (ITP)	Potential sources of funding include: Emerging Oxfordshire Growth Deal – North Oxford All Modes Corridor Improvements. All OXON authorities sign off – February 2018, Local Growth Fund
5a	A4260/Bicester Road Signalised junction – RT detection <u>and advanced stop line</u>		Critical	<u>Short to m</u> Medium term	<u>TBC c. £0.313m</u>	<u>TBC</u> <u>Potential sources of funding include: Local Growth</u>		All LP1PR sites			
5b	A4260/Lyne Road Signalised junction - RT detection, <u>advance stop line and toucan crossing</u>		Critical	<u>Short to m</u> Medium term	<u>TBC c. £0.313m</u>		OCC, bus service providers,	All LP1PR sites			

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
5c	Langford Lane/A4260 junction improvements with bus lanes on some approaches		Critical	Short to mMedium term	TBC	Fund bids, developer contributions	private developers	OxIS Stage 2, Sept 2017	All LP1PR sites		bids, Developer contributions. Initial corridor study set out the outline schemes through these sections
6	Bus Lane improvements along the A44/ A4144	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to mMedium term	Scheme specific below TBC	Scheme specific below TBC	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	PR8 PR9 PR10	OCC OTS TA (ITP)	Optioneering and feasibility designs are near completion for all three sections along the A44 through Growth Deal Funding.
6a	Southbound bus lane on A44 from the new southern exit from East Yarnton (Bogbroke) through to Loop Farm Roundabout Northbound and southbound bus lane on A44 between Langford Lane and Bladon Roundabout		Critical	Short to mMedium term	TBC £3.89m	TBC Potential sources of funding include: Oxfordshire Growth Deal North Oxford All Modes Corridor Improvement			PR8 PR9 PR10	OCC OTS TA (ITP)	
6b	Southbound bus lane on A44, between Langford Lane to and Spring Hill junction		Critical	Short to mMedium term	TBC	nts, Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8 PR9 PR10	OCC OTS TA (ITP)	
6c	Southbound bus lane on A44 between Spring Hill junction and Pear Tree interchange		Critical	Short to medium term	TBC			LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8 PR9 PR10	OCC OTS TA (ITP)	
6e	Extend Northbound bus lane on Woodstock Road to Bainton Road (currently stops at Moreton Road)		Critical	Medium term	TBC	TBC			PR8 PR9 PR10	OCC OTS TA (ITP)	
6d	Northbound bus lane on A44 between Langford		Critical	Medium term	TBC	TBC			PR8 PR9	OCC OTS	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	Lane and Bladen Roundabout, Southbound bus lane from approximately 200m south of Bladen roundabout to Langford Lane								PR10	TA (ITP)	
7	4 buses per hour service between Oxford and Begbroke routed Land East of the A44 development site (A44/A4144 corridor)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	<u>Short to m</u> Medium term	<u>TBC Pending development</u>	<u>Bus operator and developer funded TBC</u>	OCC, bus service providers, private developers		PR8	OCC OTS TA (ITP)	<u>To be delivered by development proposal</u>
	Junction improvements facilitating cross-corridor bus movements (A44 to/from A4260)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	<u>Short to m</u> Medium term	<u>Scheme specific below TBC</u>	<u>Scheme specific below TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept 2017</u>	All LP1 PR sites	OCC OTS TA (ITP)	<u>Optioneering and feasibility designs are near completion for 8a and 8b through Growth Deal Funding.</u>
8a	Left turn bypass lane from A4095 Upper Campsfield Road to A44		Critical	<u>Short to m</u> Medium term	<u>TBC c. £1.04m</u>	<u>TBC Potential sources of funding include:</u>			All LP1 PR sites	OCC OTS	
8b	Bus only left turn filter A44 to Langford Lane (<u>General traffic to turn left from additional lane at junction</u>)		Critical	<u>Short to m</u> Medium term	<u>TBC c. £1.04m</u>	<u>Oxfordshire Growth Deal Oxford All Modes Corridor Improvements, Local Growth Fund Bids, developer contributions</u> <u>TBC</u>			All LP1 PR sites	TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
8c	Signalising A4095 Upper Campsfield Road/A4260 junction and enhancement of pedestrian/cycle crossings		Critical	Short to m Medium term	c. £1.04m TBC	TBC Potential sources of funding include: s278 plans as part of Minerals planning application, Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers		All LP1 PR sites	OCC OTS	8c was identified within the A44/A4260 corridor study but no further progress has been made at this stage.
	Upgrade of outbound bus stop on A4165 opposite Parkway		Critical	Short to m Medium term	TBC	TBC		All LP1 PR sites	TA (ITP)		
85	Cycle super highway	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	TA (ITP)	
9a	Cycle super highway along the A4260/A4165 to/from Oxford Parkway	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to m Medium term	TBC c. £2.1m-5.25m	TBC Potential sources of funding include: s278 plans as part of Minerals planning	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)	All LP1 PR sites	TA (ITP)	Potential sources of funding include: Emerging Oxfordshire Growth Deal - North

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
9b 9a	Cycle super highway along A4165 to /from Oxford Parkway to Oxford city centre		Critical	Short to m Medium term	N/A TBC	application, Local Growth Funds bids, developer contributions	OCC private developers	LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017			Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions. The cycle super highway along the A4260 between Kidlington Roundabout and Oxford city centre along the A4165 is going through optioneering and feasibility design through Growth Deal funding currently.
15 10	Pedestrian and cycle improvements linking Kidlington, Begbroke and Yarnton: Potential closure/unadoption of Sandy Lane to form green cycle/pedestrian route linking the A44 and the A4260 (Subject to consultation with OCC).This will be the central spine of a network of footpaths/cycle ways	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	TBC Scheme specific below	TBC Scheme specific below	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure A44 & A4260	All sites	TA (ITP)	Potential sources of funding include: All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	through Land east of the A44 (PR8) and it will be cycle/pedestrian/wheelchair accessible. Improving Green Lane linking Sandy Lane/Yarnton Road and the A44 to become a cycle track.							<u>Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>			
4211	Public Realm improvements on the A4260 between Benmead Road and Yarnton Road	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres	<u>Desirable Necessary</u>	<u>Medium Short</u> term	c.£0.50m	<u>TBC Potential sources of funding include: Local Growth Fund bids DFT competitive fund Developer contributions Local authority budget</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure LP1 PR: Kidlington centre (PR4b) Kidlington Masterplan	All LP1 PR sites	OCC TA (ITP)	<u>Outline scheme identified through the A44/A4260 corridor study</u>
42a11a	20mph zone in centre of Kidlington on A4260 between Lyne Road and Sterling Approach	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres	Desirable	Medium term	TBC	<u>TBC Potential sources of funding include: Local Growth Fund bids DFT competitive fund Developer contributions Local</u>	OCC private developers	<u>A44 & A4260 Corridor Study, OCC April 2017</u>	All LP1 PR sites	OCC TA (ITP)	<u>Outline scheme identified through the A44/A4260 corridor study</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
						<u>authority budget</u>					
15g 12	Walking/cycling/wheelchair accessibility from land at Stratfield Farm (PR7b) to key facilities on the A4165 including proposed sporting facilities at Land South East Kidlington (PR7a) and Oxford Parkway	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	TBC <u>On-site transport mitigation / design considerations. Pending development</u>	TBC <u>Development proposal</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR:	PR7b	CDC	To be delivered by development proposal
15m 13 Page 88	New public bridleways suitable for pedestrians, all-weather cycling, wheelchair use and horse riding, and connecting with existing public right of way network including existing bridleway at Dolton Lane	Improving accessibility and active travel	Desirable	Short to m Medium term	TBC <u>Site/design considerations. Pending development</u>	TBC <u>Development proposals</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR8 PR9	CDC	Potential sources of funding include: Local Growth Fund bids DFT competitive fund Developer contributions
15f 14	Walking/cycling/wheelchair accessibility from land at Stratfield Farm (PR7b) to Land east of the A44 (PR8) (including suitable crossing over the Oxford Canal)	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	TBC <u>c.£503k*</u>	TBC <u>Development proposals</u>	OCC private developers Canal and River Trust	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR7b PR8	TA (ITP) CDC	*Includes bridge cost. Apportionment to both sites To be delivered by development proposal
15	<u>New public bridleway/green link connecting Land at Stratfield Farm (PR7b) with Land East of the A44 (PR8) across the</u>	<u>Improving accessibility and active travel</u>	<u>Necessary</u>								

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>Oxford Canal, and exploration of links with the wider PRoW east of the A4165.</u>										
<u>13e 16</u>	<u>Wheelchair accessible</u> Pedestrian/Cycle bridge over the Oxford Canal linking Stratfield Farm (PR7b) to Land East of the A44 (PR8)	Improving sustainable transport accessibility and active travel	Critical	<u>Short to mMedium term</u>	<u>TBC c.£250k**</u>						<u>**subject to feasibility and design</u> <u>To be delivered by development proposals</u>
<u>40 17</u>	Sandy Lane – pedestrian and cycle new link over railway	Improve sustainable cross corridor connections between the A44 and the A4260	Critical	<u>Short to mMedium term</u>	<u>TBC c. £2m-5m</u>	<u>Pending development proposal</u> <u>TBC</u>	OCC <u>Network Rail</u> Private sector developers	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017</u>	PR8	OCC TA (ITP)	<u>Potential sources of funding include: All OXON authorities sign off February 2018 Network Rail Local Growth Fund bids Developer contributions Delivered within site PR8 but relevant to improving sustainable connections between the A44 and A4260</u>
<u>Page 89</u>	Sandy Lane Level Crossing pedestrian/cycle bridge (Delivered with scheme <u>40 17</u> above)		Critical	<u>Short to mMedium term</u>	<u>TBC c.£0.52m</u>	<u>TBC Pending development proposal</u>	OCC private developers		<u>PR8</u>	OCC TA (ITP)	
<u>13e 18</u>	Kidlington roundabout: provision of pedestrian/cycle crossing at the roundabout <u>and exploring the potential for a pedestrian/cycle bridge over Frieze Way and bus priority</u>	Improving sustainable transport accessibility and active travel	Critical	<u>Short to mMedium term</u>	<u>TBC c. £5.8m</u>	<u>TBC Potential sources of funding include: Emerging Oxfordshire Growth</u>	OCC Private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:	PR6a PR6b PR7a PR7b	OCC	<u>Optioneering and feasibility design is being undertaken through Growth Deal Funding.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status	
Page 99						<u>Deal – North Oxford All Modes Corridor Improvements All OXON authorities sign off February 2018 Local Growth Funds bids Developer contributions</u>		Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017</u>				
		Public vehicular, cycle, pedestrian and wheelchair connectivity within the Land West of Yarnton site to services and facilities in Yarnton including William Fletcher Primary School, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services.	Ensure safe access and integration with existing road network	Critical	<u>Short to mMedium term</u>	<u>TBC Transport mitigation/ design considerations. Pending development</u>	<u>TBC Development proposal</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	<u>To be delivered by development proposal</u>
	2045j	New walking and cycling routes from Land West of Yarnton (PR9) through Yarnton	Improving sustainable transport accessibility and active travel	Critical	<u>Short to mMedium term</u>	<u>TBC Transport mitigation / design considerations.</u>	<u>TBC Development proposal</u>	OCC private developers		PR9	TA (ITP)	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
					Pending development						
11.	Cycle and pedestrian improvements	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR10 PR9 PR8	OCC TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
Page 92	11a 21	Cycle and pedestrian improvements along the A44 (between Bladon Roundabout and Peartree Roundabout) enabling: a) improved cycling facilities to link onto planned improvements to Pear Tree Roundabout and cycle route along Woodstock Road (south of the A34) into Oxford b) high quality pedestrian / cycle crossing for shared use path through Langford Lane junction and across the A44 (Shared Use Path improvements and new provision)	Critical	Short to m Medium term	TBC <u>Apportio</u> <u>oned</u> <u>cost of</u> <u>A44 and</u> <u>Woodst</u> <u>ock</u> <u>Road</u> <u>scheme</u> <u>c.</u> <u>£8.23m</u>	TBC <u>Potential</u> <u>sources of</u> <u>funding</u> <u>include:</u> <u>Emerging</u> <u>Oxfordshir</u> <u>e Growth</u> <u>Deal –</u> <u>North</u> <u>Oxford All</u> <u>Modes</u> <u>Corridor</u> <u>Improvements</u> <u>All OXON</u> <u>authorities</u> <u>sign off</u> <u>February</u> <u>2018</u> <u>Local</u> <u>Growth</u> <u>Funds bids</u> <u>Developer</u> <u>contributio</u> <u>ns</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017 OxlS Stage 2, Sept. 2017</u>	PR10 PR9 PR8	OCC TA (ITP)	<u>Optioneering</u> <u>and feasibility</u> <u>design work is</u> <u>nearing</u> <u>completion</u> <u>through Growth</u> <u>Deal Funding.</u>
	11b 22	Cycle and pedestrian improvements along Langford Lane including enhancement to formalise crossing, Shared Use Path (SUP) on the western end of Langford Lane and hybrid cycle lanes for the eastern end.	Critical		TBC <u>c.</u> <u>£0.772m</u>						
	14 23	Reduction of speed limit and pedestrian/cycling crossing at key locations along the A44 (from	Improving sustainable transport	Critical	Short to m Medium term	<u>Transport</u> <u>mitigation</u> <u>/ design</u> <u>considera</u>	<u>Developme</u> <u>nt proposal</u> TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and	PR8 PR9	OCC TA (ITP)

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	Sandy Lane to Cassington Road)	accessibility and active travel			<u>tions.</u> <u>Pending development</u> <u>TBC</u>			Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>			
15 Page 25	Footpaths/cycleways within proposed development sites that link new development to existing and proposed networks	Improving sustainable transport accessibility and active travel	Critical	<u>Short to m</u> <u>Medium term</u>	<u>Scheme specific below</u> <u>TBC</u>	<u>Scheme specific below</u> <u>TBC</u>	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>OxIS Stage 2, Sept 2017</u>	All LP1 PR sites	PRoW Management Plan 2014	<u>To be delivered by development proposals</u>
	Pedestrian/cycling/wheelchair accessibility from land east of Oxford Road (PR6a) to Water Eaton Park and Ride and Oxford Parkway Station		Critical	<u>Short to m</u> <u>Medium term</u>	<u>Site transport mitigation / design consideration</u> <u>TBC</u>	<u>Development proposal</u> <u>TBC</u>	OCC private developers		PR6a	TA (ITP)	<u>Delivery likely to be linked to Green Infrastructure schemes below.</u> <u>To be delivered by development proposal.</u>
	Pedestrian/cycling/wheelchair accessibility from land west of Oxford Road (PR6b) to the employment opportunities at Oxford's Northern Gateway	Critical	<u>Short to m</u> <u>Medium term</u>	<u>Site transport mitigation / design consideration</u> <u>TBC</u>	<u>Development proposal</u> <u>TBC</u>	OCC private developers	PR6b		TA (ITP)	<u>Delivery likely to be linked to Green Infrastructure schemes below.</u> <u>To be delivered by development proposal.</u>	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
13d 27	Upgrade existing footbridge over the railway linking to Northern Gateway to pedestrian/cycle/Wheelchair accessible providing links to Northern Gateway	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	Site transport mitigation / design consideration TBC	Development proposal TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR6b	OCC TA (ITP)	To be delivered by development proposal.
13d 28 Page 94	Pedestrian/cycling/wheelchair accessibility across A4165 from Land west of Oxford Road (PR6b) to services and facilities at Land East of Oxford Road (PR6a) and Oxford Parkway	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	Site transport mitigation / design consideration TBC	Development proposal TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR6b	TA (ITP)	To be delivered by development proposal.
15d 29	Footway along southbound carriage way of Bicester Road	Improving sustainable transport accessibility and active travel	Critical	Medium Long term	Site transport mitigation / design consideration TBC	Development proposal TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR7a	TA (ITP)	To be delivered by development proposal.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
15e 30	Pedestrian/cycling/wheelchair accessibility to Oxford Parkway, Water Eaton P&R, across to Bicester Road and to formal sports pitches on site	Improving sustainable transport accessibility and active travel	Critical	Medium Long term	Site transport mitigation / design considera tion TBC	Developme nt proposal TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	<u>To be delivered by development proposal.</u>
15h Page 95	Create pedestrian, cycle and wheelchair friendly crossings which link new development at Land South East of Woodstock to existing and proposed networks including Oxford Road and Campsfield Road.	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR10	CDC	
15k	Pedestrian, cycle and wheelchair connections between Land South East of Woodstock and Woodstock including provision and improvement along the A44	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR10	TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								LP1 PR: Infrastructure			
151	Pedestrian, cycle and wheelchair connections across the site linking the public open space with the wider footpath network and A44 cycle route via new crossing points over the A44 and Upper Campsfield Road	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR10	CDC	
152	Creation of routes/green infrastructure links to ensure a layout that affords good access to Woodstock	Ensuring integration with existing development and transport networks, improving accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR10	CDC	
1631	Vehicular spine route through Land East of the A44 (suitable for use by buses)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to mMedium term	TBC On-site transport mitigation / design considerations	TBC Development proposal	OCC private developers	LTP4: OTS LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR8	TA (ITP)	To be delivered by development proposal.

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No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
47 32	Highways Works to Kidlington Roundabout/Oxford Road to enable site access for Land at Stratfield Farm	Ensure safe access and integration with existing road network	Critical	Medium term	TBC Site transport mitigation / design consideration	TBC Development proposal	OCC private developers	LP1 PR: Infrastructure Delivery (PR11)	PR7b	OCC	To be delivered by development proposal
43 33	Pedestrian/Cycle bridges (wheelchair accessible)	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	N/A	N/A	43 33
43a 33a	Pedestrian/Cycle bridge over the Oxford Canal and Railway		Critical	Medium term	TBC	TBC	OCC private developers		PR8	TA (ITP)	43a 33a
Education											
48 34	Primary School 2FE at Land East of Oxford Road	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium term	TBC c. £11m	TBC Developer contributions	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b	OCC	Early engagement with LEA needed to inform a site development brief and development proposals

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
35	<u>Additional permanent accommodation at Edward Feild Primary School</u>	<u>Expand the schools and colleges provision to match the needs of residents and businesses</u>	<u>Critical</u>	<u>Medium term</u>	<u>Specific project costs TBC (standard expansion rates are £15,256 (2Q 17) per pupil).</u>	<u>Pending development proposal</u> <u>Developer contributions</u>	<u>OCC</u> <u>Private sector developers</u>	<u>LP1: Meeting education needs (BSC7)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR7a</u> <u>PR7b</u>	<u>OCC</u>	
19 36 Page 98	Primary School 3FE at Land East of the A44	<u>Expand the schools and colleges provision to match the needs of residents and businesses</u>	Critical	Medium term	<u>TBC c. £15m</u>	<u>TBC Developer contributions</u>	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR8	OCC	<u>Early engagement with LEA needed to inform a site development brief and development proposals and allow consideration of wider needs and provision.</u>
	<u>Primary School 2FE at Land East of the A44 if required- in consultation with the LEA and unless otherwise agreed with CDC</u>	<u>Expand the schools and colleges provision to match the needs of residents and businesses.</u>	<u>Critical</u>	<u>Long term</u>	<u>c. £11m</u>						
20 37	<u>Additional permanent accommodation at William Fletcher Primary School</u> Additional playing field land <u>and new access road to Yarnton Residential and Nursing Home</u> (c.1.85ha) <u>to be provided at William Fletcher Primary School Land West of Yarnton to facilitate a 0.5 FE the</u>	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium term	<u>TBC Specific project costs TBC (standard expansion rates are £15,256 (2Q 17) per pupil).</u>	<u>TBC Developer contributions</u>	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	<u>Early engagement with LEA needed to inform a site development brief and development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	expansion of William Fletcher Primary school by a 0.5 FE on the school site (to a 2 FE).				Cost of playing pitches provision on c.1.8 ha land at PR9 c. 326.4k						
24	Primary School 2FE at Land South East of Woodstock	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium-term	TBC	TBC	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR10	OCC	
23 39	Secondary school (900/1100-place) at Land East of the A44 with playing pitches located to help maintain a gap between the development and Begbroke village	Expand existing and provide new schools to match the needs of residents and businesses.	Critical	Medium term	TBC c. £34m	TBC Developer contribution and Education and Skills Funding Agency funding streams for capital investment in school provision	OCC Education and Skills Funding Agency Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	OCC	Early engagement with LEA needed to inform a site development brief and development proposals
	SEN and early years school provision to meet projected needs either on site (including land) or adequate contributions to enable existing facilities to expand.		Critical	Medium term	TBC	TBC Developer contributions	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	OCC	
Utilities											

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
24 40	Water supply links and network upgrades	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	Thames Water on LP1 IDP update	TW currently preparing AMP7 (2020-2025) which will provide specification of upgrades. To be funded and provided as development comes forward.
25 41	Sewerage links and treatment works upgrade										
41a Page 100	<u>Wastewater Infrastructure upgrades required to serve Site Policy PR6a</u>	<u>Ensure utilities infrastructure grows at the same rate as communities</u>	<u>Critical</u>	<u>Medium term</u>	<u>Costs to be determined as individual development comes forward</u>	<u>To be funded by TW and private developers</u>	<u>Thames Water Private sector developers</u>	<u>LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR6a</u>	<u>WCS Nov.2017</u>	<u>Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary</u>
	<u>Wastewater Infrastructure upgrades maybe required to serve Site Policy PR8</u>		<u>Critical</u>	<u>Medium term</u>					<u>To be funded by TW and private developers</u>	<u>Thames Water Private sector developers</u>	<u>PR8</u>
26 42	Oxford WwTW upgrade will be required potential -TBC	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	<u>To be funded by TW and private developers</u>	<u>Thames Water Private sector developers</u>	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR6a, PR6b PR6c PR7a PR7b PR8 PR9	WCS Draft April-Nov 2017	<u>Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
27	Woodstock WwTW upgrade	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR10	WCS Draft April 2017	TW currently preparing AMP7 (2020-2025) which will provide specification of upgrades. To be funded and provided as development comes forward.
43	Cassington WwTW upgrade will be required	Ensure utilities infrastructure grows at the same rate as communities	Critical		Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b PR8	WCS Nov.2017	Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary
28 44	Water conservation measures	Promote sustainable use of water: Maintaining quality and adequate resources	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Water Resources (ESD8) LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites		Developers to engage with TW to draw up water and drainage strategies outlining the developments water and waste water infrastructure.
29 45	Agreement in principle needed with DNO (Southern Electric Power Distribution) for any modification to overhead lines or development beneath overhead lines/undergrounding of	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes	To be funded by SEPD and private developers	SEPD Private sector developers	LP1: Public Service and Utilities (BSC9) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR6c PR7a PR8 PR9	SEPD Consultation Nov.16-Jan17 Consultation	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	overhead lines in relation to any development site.				forward						
Flood risk											
30 46	Agreement in principle from TW that foul drainage from the site will be accepted into their network as part of any planning application	Reducing potential flooding and pollution risks from surface water.	Critical	Short to medium term	Costs to be determined as individual development comes forward	TW Private sector developers	TW Private sector developers	LP1: Sustainable Flood Risk Management (ESD6) LP1: Sustainable Drainage Systems (SuDs) (ESD7) LP1: Water Resources (ESD8)	All LP1 PR sites	SFRA L2May 2017	To be delivered by development proposal
34 47	Site specific FRA with detailed analysis and ground investigation to inform SuDS techniques and demonstrating suitable dry site access and egress for each development site.		Critical	Short to medium term	Costs to be determined as individual development comes forward	Private sector developers	EA TW Private sector developers	LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	SFRA L2May 2017	To be delivered by development proposal
34 48	Provision of blue corridors for public open space/ recreation within those areas of the site in FZ 3		Critical	Short to medium term		Private sector developers	EA Private sector developers		PR6a PR7a PR8	SFRA L2May 2017	To be delivered by development proposal
Emergency and rescue services											
- 49	No known schemes Provision of Neighbourhood Policing facilities to serve the additional growth identified in the area. This could be through the provision of new touchdown offices as part of planned community Facilities/Centres on the identified new	N/A To ensure the delivery of safe and secure communities where crime and the fear of crime is minimised.	N/A Necessary	N/A Medium term	N/A Not known at this stage	N/A To be funded via Developer contributions	N/A CD C TV P Private Developers	N/A LP1 – BSC9: Public Services and Utilities LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	N/A All LP1 PR sites	N/A TVP	N/A Linked to progress of delivery of new housing schemes

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>housing sites or through the adaptation/alteration and/or extension of existing TVP facilities in the local area.</u>										
Health											
33 50	Provision of GP health facilities: either through redevelopment of Exeter Hall to accommodate existing practices in larger premises as a preferred approach or through Local Centre space allocated as part of PR6a and PR8.	Ensure health infrastructure grows at the same rate as communities	Critical	Medium to Long term	TBC	OCCG Private developers	OCC Private developers	LP1: Securing health and wellbeing (BSC8) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b PR8 PR9	OCCG CDC	Funding sources include: NHS England Estates and Technology Transformation Fund Developer contributions
35 51	Contribute to provision of GP health facilities in near Woodstock either as part of WODC resolution to approve application 16/01364/OUT or through WODC emerging Local Plan.	Ensure health infrastructure grows at the same rate as communities	Critical	Medium to Long term	TBC	OCCG Private developers	OCC Private developers	LP1: Securing health and wellbeing (BSC8) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
Community infrastructure											
35 51	Sports hall at PR8 Secondary School for shared community use – one additional 4 court sports hall to Sport England specification 34.5 x 20 x 7.5 (690 sqm)	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Medium Term	TBC c. £2.34m	Private developers	OCC CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC OCC	To be delivered with scheme 38 above

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
36 52	Additional swimming pool space by replacement pool of 25m x 6 lane pool plus teaching pool at Kidlington and Gosford Leisure Centre		Necessary	Long Term	TBC c. £5.71m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	
37 53	Community building as part of onsite local centre at Land East of Oxford Road (community facility space of no less than 522m2)	Creation of a sustainable, mixed use development which provides opportunities for community cohesion	Necessary	Long Medium Term	TBC c. £1.25m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b	CDC	To be delivered by development proposal
	Community building as part of onsite local centre at Land East of A44 (community facility space of no less than 862m2)		Necessary	Long Medium Term	TBC c. £1.8m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal
39 55	Extension to Kidlington Cemetery	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to Long terms	TBC c. £142.8k	TBC Private sector developers	Kidlington PC CDC Private developer	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	
56	Expansion of community facilities located at St John's Baptist Church	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to long term	TBC through work on site's development brief	Private developers	CDC Private Developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b	CDC	To be delivered by development proposal
57	Expansion of community facility in the vicinity	Ensure social infrastructure grows at the	Necessary	Medium term	TBC through	Private developers	CDC Private Developers	LP1: Indoor Sport Recreation and	PR9	CDC	To be delivered by development proposal

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		<u>same rate as communities</u>			<u>work on site's development brief</u>			<u>Community Facilities (BSC12)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>			
Open space, recreation and biodiversity											
40 58	Oxford Canal – Improvement to towpath infrastructure	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to Long term	TBC	Private developers	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) LP1: The Oxford Canal (ESD16) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	<u>All sites subject to consultation with Canal and Rivers</u>	Canal & River Trust Nov.16-Jan17 Consultation	<u>The canal with its towpath provides a direct route into central Oxford from the Kidlington/Begbroke area.</u>
51	<u>Measures for the protection and enhancement of the Oxford Canal corridor and towpath including the creation and restoration of water vole habitat in the Lower Cherwell Conservation Target Area and the of a dark canal corridor through the minimisation of light pollution</u>	<u>Ensure social infrastructure grows at the same rate as communities</u>	<u>Necessary</u>	<u>Medium to Long term</u>	<u>c.£112.2 k</u>	<u>Private developers</u>	<u>CDC Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)</u> <u>LP1: The Oxford Canal (ESD16)</u> <u>Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR 7b PR8</u>	<u>CDC</u>	<u>To be delivered by development proposals</u> <u>Costs to be apportioned</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
44 60 Page 106	Compensatory land for open space, countryside access and improvements <u>c.19.6 ha at Land east of the Oxford Road (PR6a)</u> <u>c.30h at Land at Frieze Farm if need for replacement Golf Course is demonstrated (PR6b and PR6c)</u> <u>c. 11ha at Land South East of Kidlington for sports provision/new open green space/park</u> <u>c. 6.80 ha at Land at Stratfield Farm</u> <u>c.79 ha at Land East of the A44 (PR8)</u> <u>c. 24.8ha at Land West of Yarnton</u>	Compensatory improvements to Green Belt land environmental quality and accessibility d	Critical	Short to Medium term	TBC Scheme specific below	Private developers Scheme specific below	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP: Oxford Green Belt (ESD14) LP1 PR: The Oxford Green Belt (PR3) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR7a PR7b PR8 PR9	CDC	To be delivered by development proposals
	41a	c.16 ha at Land east of the Oxford Road	Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR6a	CDC	
	41b	c. 21.45ha at Land South East of Kidlington	Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR7a	CDC	
	41c	c. 6.80 ha at Land at Stratfield Farm	Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR7b	CDC	
	41d	c. 79 ha at Land East of the A44	Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR8	CDC	
	41e	c. 82ha at Land West of Yarnton	Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR9	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
42	c. 32ha of compensatory land to ensure the protection of the Blenheim Villa SAM and the setting of Blenheim Palace WHS and Grade 1 Registered Park and Gardens	Compensatory improvements for the protection and improvement of historic assets	Critical	Short to Medium term	TBC	Private developers	CDC OCC ICOMOS Heritage England Private developers	LP1: The Character of the Built and Historic Environment (ESD15) LP1 PR: The Oxford Green Belt (PR3) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
43 61	Provision of formal sports, play areas and allotments to adopted standards	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Short to Long term	<u>TBC Scheme specific below</u>	Private developers	CDC Private developers <u>Parish Councils</u>	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	All <u>LP1 PR</u> sites	CDC	<u>To be delivered by development proposals</u>
62	<u>Formal sports provision at Land East of Oxford Road</u>	<u>Ensure open space and amenity infrastructure grows at the same</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£ 147.8K</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision</u>	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
63	Formal sports provision at Land East of the A44	rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	c.£ 79.8K	Private Developers	CDC Parish Council Private developers	(BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposals
64	Formal sports provision at Land West of Yarnton	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	c.£ 222.2K	Private Developers	CDC Parish Council Private developers	(BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposals
43b 65	Converting existing Hockey AGP at Kidlington and Gosford Leisure Centre to 3G and increasing its size.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	TBC c. £400k	Private developers	CDC Parish Council Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	
43a 66	Formal sport pitches provision at Land South East Kidlington (PR7a) including: 2 3G football pitches and 1 cricket ground		Necessary	Medium Long term	TBC c. £3.17m	Private developers	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation	PR7a All LP1 PR sites	CDC	Provision of land at PR7a. To be delivered by development proposals

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								(BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			
67	<u>Play areas provision at Land East of Oxford Road including: 3 LAPs, 2 LEAPs, 1 NEAP and 1 MUGA</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£1.05m</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
68	<u>Play areas provision at Land West of Oxford Road including: 2 LAPs, 1 LEAP, 1 NEAP</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£756.4k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR6b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
69	<u>Play areas provision at Land South East Kidlington including: 1 LAP and 1 LEAP</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>Necessary</u>	<u>Long term</u>	<u>c.£217.8k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR7a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
70	<u>Play areas provision at Land at Stratfield Farm including: 1 LAP and 1 LEAP</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£217.8k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision</u>	<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
71	<u>Play areas provision at Land East of the A44 including: 5 LAPs, 3 LEAPs, 2 NEAPs and 1 MUGA</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£1.8m</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>(BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR8</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
71	<u>Play areas provision at Land West of Yarnton including: 2 LAPs, 1 LEAP, 1 NEAP and 1 MUGA</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£840k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR9</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
44b	<u>Allotments to be provided as in accordance to LP1</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Desirable</u>	<u>Short to Long term</u>	<u>TBC</u>	<u>TBC</u>	<u>CDC Private sector developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR14)</u>	<u>PR6a PR6b PR9 PR8 PR10</u>	<u>CDC</u>	<u>To be delivered through policy requirement for all sites comprising 275 + dwellings.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
73	<u>Allotments to be provided at Land East of Oxford Road (0.47ha)</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£140k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
74	<u>Allotments to be provided at Land West of Oxford Road (0.38ha)</u>		<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£113.2k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR6b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
75	<u>Allotments to be provided at Land South East of Kidlington</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u> Y	<u>Long term</u>	<u>c.£59.5k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR7a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
76	<u>Allotments to be provided at Land at Stratfield Farm</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£59.5k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
77	<u>Retention or replacement (to an equivalent quantity and quality) of the existing allotments at Land East of the A44 and extending allotment</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing</u>	<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£536k*</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR8</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>space in accordance with adopted standards (1.8 ha)</u>	<u>attitudes towards food growing.</u>									<u>*Cost of new provision (1.8 ha)</u>
78	<u>Allotments to be provided at Land West of Yarnton</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£113.2k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR9</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
43	<u>Exploring mMarked running routes associated with both existing green space and new open space on strategic sites as part of development briefs</u>	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	<u>TBC Thro ugh work on site's development brief</u>	Private developers	CDC Private developers	<u>LP1 PR: Infrastructure Delivery (PR11)</u>	All LP1 PR sites	CDC	<u>To be delivered by development proposals</u>
43d 80	<u>A replacement of Golf facility at Land at Frieze Way Farm PR6c should the need for replacement be demonstrated course relocation – if relocation needed to be delivered at Land at Frieze Way Farm PR6c</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>TBC Critical*</u>	<u>TBC Short to medium term</u>	<u>TBC c. £4m</u>	Private developers	CDC Private developers	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	PR6b PR6c	CDC	<u>*should the need for replacement be demonstrated</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
44 81	Amenity open space, natural and semi natural green space and Parks and Gardens to be provided as part of development in accordance to standards	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Short to Long term	TBC Scheme specific below	Private developers CDC	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR Sites	CDC	To be delivered through: • Development sites through the planning application process in accordance to adopted Local Plan requirements and Tables 8 and 9. • New provision by public bodies or organisations; and • Public access agreements to privately owned sites, and the preparation of site development briefs.
44e 82	Retention of c. 3 ha of land in agricultural as part of Land East of the Oxford Road (PR6a)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Medium term	TBC N/A	TBC N/A	CDC Private sector developers		PR6a	CDC	
44d 83	Retention of c. 12 ha of land in agricultural as part of Land East of the A44 (PR8)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes	Desirable	Medium term	TBC N/A	TBC N/A	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor	PR8	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		towards food growing.						Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)			
84	<u>Retention of c. 39 ha of land in agricultural as part of Land West of Yarnton (PR9)</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Desirable</u>	<u>Medium term</u>	<u>TBC N/A</u>	<u>TBC N/A</u>	<u>CDC Private sector developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR9</u>	<u>CDC</u>	
44a 85	Extension to Cutteslowe Park (c.11ha) including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	<u>Short to Long Medium term</u>	<u>TBC c. £2.2m</u>	<u>TBC Private sector developers</u>	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	<u>To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9. New provision by public bodies or organisations; and Public</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
											access agreements to privately owned sites.
44f 86	Enhancements to woodland area (along northern boundary of PR6b)		Desirable	Medium term	TBC c. <u>£199.5k</u>	TBC <u>Funded by development proposal</u>	CDC Private sector developers		PR6b	CDC	<u>To be delivered by development proposal</u>
87	<u>Enhanced area of woodland along the south-eastern boundary of Land south East of Kidlington (PR7a) and the establishment of a new area of woodland planting</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Desirable</u>	<u>Long term</u>	<u>c.£342k</u>	<u>Funded by development proposal</u>	<u>CDC Private sector developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR7a</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>
44g 88	Protection and improvement of Orchard in Stratfield Farm	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	TBC c. <u>£110.1k</u>	TBC <u>Funding by development proposal</u>	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	PR7b	CDC	<u>To be delivered by development proposal</u>
89	<u>Maintenance and enhancement of protected trees, existing tree lines and hedgerows</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£40.8k</u>	<u>Funded by development proposals</u>	<u>CDC Private sector developers</u>		<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
90	<u>Re-creation and restoration of hedgerows reflecting historic field pattern and enhancement of existing grassland habitats</u>		<u>Necessary</u>	<u>Medium term</u>			<u>CDC</u> <u>Private sector developers</u>	LP1 PR: Infrastructure Delivery (PR11)	<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>
45f 91	Nature conservation area (c.65.3 ha), <u>incorporating the community orchard (scheme 88 above) and</u> with potential to link to and extend Stratfield Brake DWS	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	<u>TBC</u> <u>c. £1.28m</u>	<u>TBC</u> <u>Private sector developer</u>	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	<u>To be developed by development proposal</u> <u>To be delivered following the progression of the Strategic Sites through the planning application process</u>
44h 92	Public open green space as informal canal side parkland on <u>23.44</u> hectares of land as shown		Necessary	Medium term	<u>TBC</u> <u>c. £4.7m</u>	<u>TBC</u> <u>Development proposal</u>	CDC Private sector developers		PR8	CDC	<u>To be delivered by development proposal</u>
45c 93	New publicly accessible Local Nature Reserve (c. 29 ha) based on Rowel Brook at Land East of the A44	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	<u>TBC</u> <u>c. £5.95m</u>	<u>TBC</u> <u>Development proposal</u>	CDC OCC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor	PR8	CDC	<u>To be delivered by development proposal</u>
47b 94	A nature conservation area on c. 12.26 ha of land to the east of the railway line, south of the Oxford Canal and north of Sandy Lane		Necessary	Short to Long term	<u>TBC</u> <u>c. £2.49m</u>	<u>TBC</u> <u>Development proposal</u>	CDC OCC BBOT Private sector developers	Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and	PR8	CDC	<u>To be delivered following the progression of the Strategic Sites through the planning</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			application process To be delivered by development proposal
45 95	Local Nature Reserve at Land West of Yarnton (c.7.8 0.29 ha) accessible to William Fletcher Primary School	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	TBC c. £59.1k	TBC Development proposal	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	PR9	CDC	To be delivered by development proposal
44 96	New community woodland (7.8 ha) to the north west of PR9 developable area and to the east of Dolton Lane	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats Provision of open space and green infrastructure to meet growth needs and addressing changing	Necessary	Medium term	TBC c. £2.3m	TBC Development proposal	CDC Private sector developers	LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposal

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		attitudes towards food growing.									
44j	New community woodland within Land South East of Woodstock (PR10)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	TBC	TBC	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
45k	New nature conservation area accessible by the local community	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
4597	Green Infrastructure corridors and active travel: Green Infrastructure network connecting	Provision of open space and green infrastructure to meet growth needs	Necessary	Short to Long term	<u>TBC</u> <u>Scheme specific below</u>	<u>TBC</u> <u>Scheme specific below</u>	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)	All <u>LP1 PR</u> sites	CDC	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
Pa 6 119	wildlife corridors (including through developable areas), improving existing corridors and improving and protecting hedgerows network and protection of mature trees	and facilitate active travel						Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			
	Green infrastructure corridor (c.8 ha) incorporating a pedestrian, wheelchair and all-weather cycle route along PR6a's eastern boundary. Connecting Cutteslowe Park with Oxford Parkway Railway Station/Water Eaton Park and Ride and provide connection with existing PRow network		Necessary	Medium term	TBC c. £1.6m	TBC Private sector developers	CDC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	To be delivered by development proposal
	<u>Green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing</u>	<u>Provision of open space and green infrastructure to meet growth needs and facilitate active travel</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£816k</u>	<u>Private sector developers</u>	<u>CDC BBOWT Private sector developers</u>	Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>

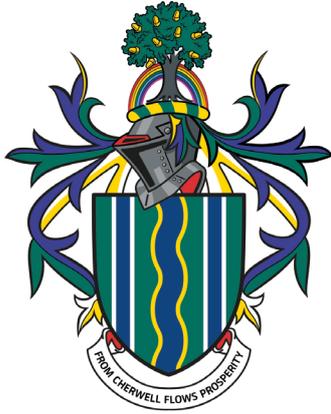
No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>hedgerow network and the protection of mature trees</u>										
47d 100	Examination of provision of wildlife corridors over or under the A34 and A4260 (Frieze Way) to Stratfield Break DWS	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	<u>TBC Pending development proposal</u>	<u>TBC Pending development proposal</u>	CDC OCC BBO T Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6b	CDC	<u>To be delivered by development proposal</u>
Page 120	<u>Green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to the Meadows West of the Oxford Canal Local Wildlife Site</u>	<u>Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats</u>	<u>Necessary</u>	<u>Short to Medium term</u>	<u>c.£581</u>	<u>Private sector developers</u>	<u>CDC OCC BBOW T Private sector developers</u>		<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>
	45d 102	Protection and enhancement of Sandy Lane and Yarnton Lane as green links and wildlife corridors and wildlife connectivity from Sandy Lane to the proposed Local Nature Reserve at Land east of the A44 (PR8)	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	<u>TBC Delivered through schemes 92 and 94</u>	<u>TBC Private sector developers</u>	CDC OCC BBOWT Private sector developers	PR8	CDC	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
45e 103	Green infrastructure network with connected wildlife corridors, including within the residential area and alongside the railway line. Includes improvement of the existing network including within the Lower Cherwell CTA and to the Rushy Meadows SSSI, the Meadows West of the Oxford Canal Local Wildlife Site and to Stratfield Farm (PR7b)	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	TBC c. <u>£161.2k</u>	TBC <u>Private sector developers</u>	CDC OCC BBOWT Private sector developers	<u>LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10)</u> <u>Conservation Target Areas (ESD11)</u> <u>Green Infrastructure (ESD17)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u> <u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)</u> <u>Local Standards of Provision – Outdoor Recreation (BSC11)</u> <u>Green Infrastructure (ESD17)</u> <u>LP1: Improved Transport and Connections (SLE4)</u> <u>LP1 PR: Sustainable Transport (PR4a)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>	PR8	CDC	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
45b 104	Green infrastructure network with connected wildlife corridors, including within the developable area. The improvement of the existing network including hedgerows between the proposed Community Woodland at PR9 and Begbroke Wood	Provision of open space and green infrastructure to meet growth needs	Necessary	Medium term	TBC c. £3.36m	TBC Private sector developers	CDC OCC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposal
47e 105	Protection and enhancement of existing wildlife corridors, including along Frogwelldown Lane District Wildlife Site and Dolton Lane, and the protection of existing hedgerows and trees	Enhance natural environment by providing opportunities to improve biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	TBC c. £4.6m	TBC Development proposal	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To delivered by development proposal
46 106	Development proposals for Land East of the A44 (PR8) are required to	Establishing if land contamination has the potential to be	Desirable	Medium Term	TBC Pending developm	Private developer	CDC EA	1996 Local Plan Saved Policy: Development on	PR8	CDC	To delivered by development proposal

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	undertake an investigation of the former land field site south of Sandy Lane to then remediate the site for a use compatible with the proposals and retained uses in the area as detailed in Policy PR8	present on historic land uses and surrounding area and explore remediation			<u>ent proposal</u>		Private developer	contaminated Land (ENV12)			
47 107	Ecological Mitigation and Compensation - habitat creation and management.	Enhance natural environment by providing opportunities to improve biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	TBC Site mitigation n/development brief considerations	TBC Private sector developers	CDC OCC BBO T Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	To be delivered following the progression of the Strategic Sites through the planning application process
47a 108	Farmland bird compensation required from proposals for site policies PR6a, PR7a, PR7b, and PR9 and PR10								PR6a PR7a PR7b PR9	CDC	
47b 123	Restoration, maintenance, new habitat creation at Lower Cherwell Conservation Target Area								PR6a PR6b PR7a PR7b PR8 PR9	CDC	
44e 110	Protection of the orchard and waterbody at St. Frideswide Farm		Desirable	Medium term	TBC	TBC	CDC Private sector developers	PR6a	CDC		
45g 111	Community Woodland east of Dolton Lane PR9/ Community Woodland on the western side of PR10		Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers		PR9	CDC	
45h 112	Local Nature Reserve based on Rowel Brook at	Enhance natural environment by	Necessary	Short to Long term	TBC	TBC	CDC OCC	LP1: Protection and Conservation	PR8	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
Page 124	Land East of the A44 (PR8)	maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats					BBO WT Private sector developers	of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)			
	Local Nature Reserve based on Frogwelldown Lane DWS and educational opportunities for PS (PR9)		Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers		PR9	CDC	



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

EQUALITY IMPACT ASSESSMENT SCREENING

**PARTIAL REVIEW OF THE CHERWELL LOCAL PLAN 2011 - 2031 (Part 1):
Oxford's Unmet Housing Needs**

Adoption

September 2020

Equality Impact Assessments

CONTENTS

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1. INTRODUCTION

- 1.1. This Equality Impact Assessment reviews the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs. The assessment includes the policies contained within the plan to provide Cherwell's share of the unmet housing needs of Oxford to 2031. Equalities Impact Assessments were undertaken as an integral part of the preparation of the adopted Cherwell Local Plan.
- 1.2. The purpose of this Equality Impact Assessment (EQIA) is to assess what impact the Local Plan Partial Review policies will have on different sections of the community referred to as the 'protected characteristics' which include:
 - Age
 - Disability
 - Gender reassignment
 - Sexual orientation
 - Race
 - Religion
 - Gender
- 1.3. Equality Impact Assessments systematically assess and record the actual, potential or likely impact of a service, policy or project – or a significant change in the same – on different groups of people. The consequences of policies and projects on particular groups are analysed and anticipated so that, as far as possible, any negative consequences can be eliminated or minimised and opportunities for ensuring equality can be maximised. This EQIA will be published on the Council's website with the Local Plan Partial Review.
- 1.4. The EQIA was prepared in liaison with the Council's Policy and Projects Officer. This EQIA highlights the steps that have been undertaken to evaluate the potential impact of Local plan policies on those in the community with protected characteristics, and what steps have been taken to address any negative impacts. The assessment follows the Council's standard methodology as outlined below:

Stage 1 involves the Initial Screening of the assessment and is intended to check whether the Partial Review of the Cherwell Local Plan Part 1 has an adverse impact on equality groups and identify relevant actions and likely costs/resources associated with any proposed improvement. **Appendix 1** contains the initial screening of the Proposed Modifications to the Submission Partial Review of the Cherwell Local Plan Part 1.

Stage 2 of the Council's EQIA requires the completion of an In Depth (Full) Assessment if the answer is yes to more than one of the Initial Screening questions.

- 1.5. The initial screening of the Local Plan Partial Review resulted in a YES response to the Initial Screening question: Is the proposed policy or activity likely to have a negative effect on our relations with some sections of the local community?

Some of the policies contained within the Local Plan Partial Review may have a negative effect on our relations with some aspects of the local community. However, this is not necessarily an equality issue. The Plan proposes changes to the area and allocates sites to provide housing and infrastructure. The proposed changes include new housing including affordable housing, improved accessibility to the countryside including for disabled and wheelchair users, new services and facilities and public transport infrastructure.

- 1.6. Following the initial screening of the Partial Review of the Cherwell Local Plan Part 1 it is concluded that an In Depth (Full) Equality Impact Assessment is not required.

Equality Impact Assessment

APPENDIX 1 STAGE 1 - INITIAL SCREENING DETAILS ASSESSING POLICIES AND ACTIVITIES

Please tick/delete as appropriate: Is this EIA for a,

Strategy	<input checked="" type="checkbox"/>	Existing	<input type="checkbox"/>	
Policy	<input checked="" type="checkbox"/>	New/Existing	<input checked="" type="checkbox"/>	NEW
Service	<input type="checkbox"/>	Development	<input type="checkbox"/>	New/Existing

Name of Strategy, Policy or Service Development:

Partial Review of the Cherwell Local Plan Part 1: Oxford's Unmet Housing Needs

AIMS, OBJECTIVES & PURPOSE OF THE POLICY OR ACTIVITY:

The Local Plan is a statutory spatial plan. The Partial Review of the Local Plan contains proposals helping to meet Oxford's housing need to 2031. When adopted, it will be part of the statutory development plan for the District. The Partial Review Plan does not supersede any of the policies in the adopted development plan.

All the other Supplementary Development Plan Documents produced by the Authority and Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

PLEASE LIST THE MAIN STAKEHOLDERS/BENEFICIARIES IN TERMS OF THE RECIPIENTS OF THE ACTIVITY OR THE TARGET GROUP AT WHOM THE POLICY IS AIMED:

The Local Plan Partial Review includes development proposals in the District until 2031 and could have an impact on those that live and work in the District. Therefore, the main stakeholders are the Cherwell community and those with an interest in the Cherwell District. These include residents, local businesses, stakeholders, staff, and partners. The Plan addresses Oxford's unmet housing need.

IF THE ACTIVITY IS PROVIDED BY ANOTHER DEPARTMENT, ORGANISATION, PARTNERSHIP OR AGENCY ON BEHALF OF THE AUTHORITY, PLEASE GIVE THE NAMES OF THESE ORGANISATIONS/AGENCIES:

N/A

LEAD OFFICER: Heather Seale **TEL:** 01295 227026
SERVICE AREA: Planning and Development
DIRECTORATE: Place and Growth

ASSESSMENT REVIEW DATE: 14 August 2020

underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell.

- SO18: To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring “affordable” housing, new entrants to the housing market, key workers and those requiring access to oxford's key employment areas, and to provide well designed development that responds to both needs and the local context.
- SO19: To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.

The Partial Review proposals are based on a range of evidence documents which use population forecasts and need assessments. These include breakdowns of gender, age, race/ethnicity and disability. Such documents include the Oxford City Council's Housing Strategy 2015-2018 (as the Plan proposals seek to meet Oxford's unmet housing need), Census 2011, and the Strategic Housing Market Assessment (SHMA) 2014), which considers the housing needs of specific groups such as older people, minority groups and people with disabilities. The Partial Review evidence base is available to view on the Council's website.

Development proposals set out in the Partial Review will guide land use, and the provision of physical infrastructure. However, the delivery of services is dealt with by service providers. The Partial Review will affect everyone in the areas where it is delivered because its policies are land-use based. The SHMA takes into account the needs of all sections of the community including the elderly and the disabled. It is not considered that it will have a negative impact on race, gender, disability, sexual orientation or religion.

The Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs has been prepared following extensive public consultation. There were four stages of consultation. They are:

- Issues Paper Consultation was held for six weeks from 29 January 2016 to 11 March 2016.
- Options Consultation Paper was held for eight weeks from 14 November 2016 to 9 January 2017.
- The Proposed Submission Plan Consultation was held for fourteen weeks from 17 July 2017 to 10 October 2017.
- The Proposed Main Modifications Consultation was held for six weeks from 8 November 2019 to 20 December 2019.

The representations have been taken into account in preparing the Local Plan Partial Review.

The Partial Review is prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and the Council's Statement of Community Involvement (SCI) July 2016 <https://www.cherwell.gov.uk/info/33/planning-policy/383/statement-of-community-involvement>, (with addendum 2020) which sets out how and when people can be involved in the preparation of Local Plans.

	<p>This ensures that in the preparation of a Local Plan, the Council consults widely.</p> <p>Cherwell District Council Statement of Community Involvement Adopted on 18 July 2016 contains a list of the groups who should be engaged with in Appendices 1, 2 and 3.</p> <p>Cherwell District Council's Statement of Community Involvement Addendum (July 2020) makes temporary amendments in respect of publicity of planning policy documents and planning applications during the COVID-19 outbreak and it was adopted in July 2020. The purpose of the SCI Addendum is to reflect latest government planning advice in response to COVID-19 and make public reasonable steps to help the involvement of those in our community who may experience difficulties getting involved in the planning process through the internet.</p> <p>Since the publication of Cherwell's SCI Addendum, the Government brought into force the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 temporarily removing the requirement on a local planning authority to make documents available for public inspection at the authority's principal office and at such other places as the authority considers appropriate. They also make temporary changes to regulation 36 of the Town and Country Planning (Local Planning) (England) Regulations 2012 to remove the requirement on a local planning authority to provide hard copies of documents made available under regulation 35. Documents are still required to be made available on the local planning authority's website.</p> <p>The results of consultation during the different stages of Local Plan preparation are reported in the Partial Review Consultation Statement. The statement has been kept up to date when consultation on Local Plan documents is carried out.</p> <p>The SCI July 2016, the SCI Addendum 2020 and the Consultation Statement can be viewed on the Council's website.</p> <p>Following the examination of the Plan and its evidence (including Equalities Impact Assessment and the Plan's Statement of Consultation) the Planning Inspector concluded in his Final report (para 11): <i>'I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination, notably the provision of affordable housing'</i>.</p>	
9	<p>Is the proposed policy or activity likely to have a negative effect on our relations with certain equality groups or local community? If so please explain.</p> <p>Some of the policies contained within the Partial Review Plan may have an impact on relations with the local communities who would experience development. However, this is not an equality issue per se. The Plan proposes changes to the area and allocates sites to provide housing and infrastructure. This includes affordable housing, improved accessibility to the countryside including for disabled and wheelchair users, new services and facilities and public transport infrastructure.</p>	Y
10	<p>There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement. If there has been consultation, please list the equality groups you have consulted with:</p> <p>Cherwell District Council considers that all sectors of the community have the opportunity to have their say in how their community is planned and developed, irrespective of age, sex, ability, ethnicity, background or disability.</p> <p>Cherwell District Council Statement of Community Involvement adopted in July</p>	N

	<p>2016 sets out how the Council will engage with the community in the preparation of Local Development Plan Documents.</p> <p>Extensive structured consultation has taken place during the preparation of the Partial Review Plan with the wider general public, community representatives, other public and private sector organisations and the voluntary sector. All comments and representations have been taken into account and have helped in influencing the formation of the policies of the Partial Review. To ensure accessibility of information to all and to engage with a wide range of parties/people, the Council produced materials with different audiences in mind. This included publicising information through various traditional and electronic media channels and meeting with local communities. The Local Plan Partial Review and all supporting documents were published on CDC's website and hard copies were made available to view at deposit locations. The Council also placed advertisements in the local press. The preparation of the Partial Review Plan has been the subject of widespread publicity including in newspapers and through exhibitions and meetings. During the stages of the preparation of the Partial Review Plan, as some of the consultation documents have been quite large documents, leaflet summaries were produced. All consultation materials were clear and concise, avoiding jargon where possible to enable a wider audience to understand the Plan proposals. Written information is made available in alternative, accessible formats if requested.</p> <p>Each stage of plan preparation is accompanied by public participation and consultation on the proposed plan, inviting comments and representations on the plan. These are summarised in the Consultation Statement.</p>	
11	<p>Has this assessment missed opportunities to promote equality of opportunity and positive attitudes?</p> <p>No. The Council has encouraged the participation of all sectors of the community in the preparation of the Partial Review Plan.</p>	N

Proceed to In Depth (Full) Assessment (complete [Appendix 2](#)) if the answer is YES to more than one of the above questions.

For any YES answers include an improvement action in your Equality Improvement Plan.

Declaration

I am satisfied that an initial screening has been carried out on this policy or activity and an In Depth (Full) Equality Impact Assessment is not required. I understand that the EIA is required by the Council and take responsibility for the completion and quality of this assessment.

Completed by:

Heather Seale - Planning Research and Monitoring Officer

Date: 14 August 2020

Countersigned by Assistant Director Planning and Development:



David Peckford

Date: 25 August 2020

Equality Impact Assessment

Please detail below your evidence which has determined whether you have answered either Yes or No to the initial screening questions.

Screening Questions	Screening Narrative
Does the policy or activity knowingly prevent us in any way from meeting our statutory equality duties under the 2010 Equality Act?	<p>There is no evidence that the Partial Review of Local Plan Part 1 prevents us in any way in meeting the equality duties.</p> <p>The Statement of Community Involvement, which sets out how we will engage our community in the preparation of planning documents, actively seeks involvement in planning from all aspects of the community.</p>
Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	There is no evidence to suggest that any of the protected groups have been disadvantaged through the Local Plan preparation process or will be negatively affected by policies contained in it.
Is there any evidence that information about the policy or activity is not accessible to any equality groups?	<p>There is no evidence that information about the Partial Review of the Cherwell Local Plan Part 1 is not accessible to any equality groups.</p> <p>The Local Plan Partial Review and all supporting documents are available on CDC's website.</p> <p>Prior to the restrictions imposed by COVID 19, hard copies of the relevant Local Plan documents were also available to view at all Council offices and public libraries. The Council has placed advertisements in the local press.</p> <p>The preparation of the Partial Review Plan has been the subject of widespread publicity including in newspapers and through exhibitions and meetings.</p> <p>During the stages of the preparation of the Partial Review Plan, as some of the consultation documents have been quite large documents, we have also produced leaflet summaries to enable a wider audience to understand the Plan proposals.</p> <p>Copies of documents can also be obtained in large print, Braille, audio tape or in other languages.</p>
Has the Council received any complaints about the policy or activity under review, in respect of equality issues?	<p>No. There is no evidence to suggest that any equality issue related complaints have been received.</p> <p>We have received many comments at each consultation stage to the various issues under consideration within the Partial Review of the Local Plan. These are discussed within the report on consultations.</p>
Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	No recommendations received

<p>Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?</p>	<p>There are no negative outcomes identified. The Local Plan is for land use development in the District.</p>
<p>This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.</p>	<p>Internal teams have been consulted in the preparation of the Partial Review of the Cherwell Local Plan – Part 1, and none have highlighted equality impacts. Consultation has taken place at the service, directorate and working with the County Council, District Council and City Council during the preparation of the Partial Review.</p>
<p>Will there be a negative impact on any equality groups?</p>	<p>No.</p> <p>However for clarity, we have set out how planning and the Local Plan may impact on the various equality groups</p> <p>Age:</p> <ul style="list-style-type: none"> • Design and Accessibility in the physical environment (e.g. relationship of housing to social and community facilities and ease of access by public transport). • Specific housing and community facilities provision for older people (e.g. changing demographics requiring homes for life and care home facilities). <p>Disability:</p> <ul style="list-style-type: none"> • Design and Accessibility in the physical environment. <p>Gender (including Transgender):</p> <ul style="list-style-type: none"> • Design and Accessibility in the physical environment. <p>Race (including Gypsy and Traveller):</p> <ul style="list-style-type: none"> • Can affect provision of land and facilities to meet specific lifestyle needs. <p>Religion or belief:</p> <ul style="list-style-type: none"> • Can affect provision of special facilities to meet needs for worship and lifestyle. <p>Sexual Orientation</p> <ul style="list-style-type: none"> • Can affect provision of land and facilities to meet specific lifestyle needs. <p>Other groups</p> <ul style="list-style-type: none"> • Regeneration and/or land use and facility related provision targeted to meet the needs of communities in particular locations that have special needs (e.g. rural deprivation or areas of high unemployment and socio-economic deprivation). • Text modification to provide more support for the provision of housing which better meets the needs of the elderly and disabled people.

<p>Is the proposed policy or activity likely to have a negative affect on our relations with certain equality groups or local community? If so please explain.</p>	<p>Yes. Some of the policies contained within the Partial Review of the Cherwell Local Plan Part 1 may have a negative effect on our relations with some aspects of the local communities. However, this is not an equality issue per se. The Plan proposes changes to the area and allocates sites to provide housing and infrastructure. This includes affordable housing, improved accessibility to the countryside including for disabled and wheelchair users, new services and facilities and public transport infrastructure.</p>
<p>There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement. If there has been consultation, please list the equality groups you have consulted with:</p>	<p>Cherwell District Council intends that all sectors of the community have the opportunity to have their say in how their community is planned and developed, irrespective of age, sex, ability, ethnicity, background or disability. As part of the Local Plan preparation the Council has produced a Statement of Community Involvement, which was adopted on 18 July 2016. This is a plan for how the Council will engage with the community in the preparation of the key planning policy documents.</p> <p>The Council has consulted the general public and other groups as required and as set out in its Statement of Community Involvement. Over 5,000 individuals, organisations and other bodies were registered on the Council's consultation database. In addition to statutory and non-statutory consultees, these included voluntary bodies and groups which represent the interests of different sections of the community, for example, clubs, societies, residents groups, charities and special interest groups.</p> <p>Full details of all consultation on preparation of the Partial Review of the Local Plan have been outlined in the Plan's Consultation Statement. It includes analysis of the representations from the consultations.</p> <p>Following the examination of the Plan and its evidence (including Equalities Impact Assessment and the Plan's Statement of Consultation) the Planning Inspector concluded in his Final report (para 11): <i>'I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination, notably the provision of affordable housing'</i>.</p>
<p>Has this assessment missed opportunities to promote equality of opportunity and positive attitudes?</p>	<p>No</p>

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www.landuse.co.uk

Cherwell Local Plan Part 1 Partial Review

Sustainability Appraisal Adoption Statement

Prepared by LUC
September 2020

Draft

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
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1 Introduction

- 1.1 Cherwell District Council adopted the Cherwell Local Plan Part 1 Partial Review – Oxford’s Unmet Housing Need in September 2020.
- 1.2 During the preparation of the Partial Review the Council was required by law to carry out a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) of the Plan as it developed. Both the SA and SEA requirements were met through a single integrated process (referred to as SA), the method and findings of which were described in a number of SA reports published alongside the different versions of the Plan during its development.
- 1.3 Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations (2012) requires the Council to make the final SA Report available alongside the Adopted Local Plan.
- 1.4 The SA Report (June 2017) for the Council’s Proposed Submission Plan was published alongside the Plan for public consultation in July 2017. Following this consultation, an SA Addendum (February 2018) was produced for submission alongside the Submission Plan for examination (February 2018). This SA Addendum summarised relevant plan-making developments since the publication of the Proposed Submission Plan – consultation responses, evidence updates and proposed Focused Changes and Minor Modifications to the Proposed Submission Plan – and set out their implications in SA terms. Following the examination Main Hearings in February 2019, a schedule of Main and Minor Modifications to the Proposed Submission Plan were prepared and published for public consultation in November 2019 following receipt of a Post Hearing Advice Note (July 2019) from the Planning Inspector examining the Partial Review. A second SA Addendum (September 2019) was prepared and published for public consultation alongside, which identified the effects of the Modifications and their reasonable alternatives.
- 1.5 The final SA report for the adopted Local Plan Part 1 Partial Review therefore comprises the following documents:
 - Cherwell Local Plan Part 1 Partial Review Proposed Submission Sustainability Appraisal Report (LUC, June 2017);
 - Cherwell Local Plan Part 1 Partial Review Sustainability Appraisal Addendum – Proposed Changes to the Proposed Submission Cherwell Local Plan Part 1 Partial Review (LUC, February 2018); and
 - Cherwell Local Plan Part 1 Partial Review Sustainability Appraisal Addendum – Main Modifications to the Proposed Submission Cherwell Local Plan Partial Review (LUC, September 2019).¹
- 1.6 In the Inspector’s Report published in August 2020 the Inspector concluded that SA has been carried out and is adequate.

Requirement for the Adoption Statement

- 1.7 In addition to the requirement in Regulation 26 of the Town and Country Planning (England) Regulations (2012), the SEA Regulations² also require a number of steps to be taken upon adoption of a plan (in this case the Cherwell Local Plan Part 1 Partial Review). Specifically, SEA Regulation 16 sets out the post adoption procedures and requirements for SEA. The planning authority must, as soon as reasonably practicable after the adoption of a plan for which an

¹ The SA Addendum submitted alongside the Proposed Submission SA Report for examination in 2018 appraised a schedule of Focused Changes to the Proposed Submission Cherwell Local Plan Part 1 Partial Review for consideration by the Inspector during the hearing sessions of the examination. The SA Addendum published in 2019 appraised the final schedule of main modifications to the Proposed Submission Cherwell Local Plan Part 1 Partial Review agreed with the Inspector.

² The Environmental Assessment of Plans and Programmes Regulations 2004 - SI No. 1633: <https://www.legislation.gov.uk/uksi/2004/1633/contents/made>

SA/SEA has been carried out, make a copy of the plan publicly available alongside a copy of the SA report and an 'SEA adoption statement', and inform the public, Historic England, Natural England and the Environment Agency about the availability of these documents. The SEA adoption statement must explain:

- How environmental (and sustainability) considerations have been integrated into the Plan.
- How the Environmental Report has been taken into account during the preparation of the Plan.
- How the opinions expressed by the public and consultation bodies during consultation on the plan and the Environmental Report have been taken into account.
- The reasons for choosing the Plan as adopted, in the light of other reasonable alternatives considered.
- The measures that are to be taken to monitor the significant environmental and sustainability effects of the implementation of the Plan.

1.8 As the SEA process was incorporated into the SA process, this document constitutes the SA/SEA Adoption Statement for the Partial Review. The document is organised according to the SEA Regulation requirements listed above and reflects the following structure:

- **Chapter 2** summarises how environmental considerations have been integrated into the Plan including by explaining who carried out the SA/SEA and what assessment framework was used.
- **Chapter 3** summarises how the Environmental Report has been taken into account, considering the links between the plan-making and SA/SEA processes.
- **Chapter 4** summarises the consultation opinions provided on the Environmental Report at each stage and describes how the results were taken into account.
- **Chapter 5** describes why the Adopted Local Plan Part 1 Partial Review was chosen, in light of the other reasonable alternatives dealt with.
- **Chapter 6** describes how the significant environmental effects of the implementation of the Local Plan Part 1 Partial Review will be monitored.

2 How Environmental Considerations Have Been Integrated into the Local Plan Part 1 Partial Review

- 2.1 The SA (incorporating SEA) of the Cherwell Local Plan Partial Review started in October 2015 when LUC was commissioned to prepare all SA/SEA outputs, starting with the SA Scoping Report (January 2016). LUC has subsequently fulfilled all stages of the SA/SEA process for the Plan, including this SA Adoption Statement.
- 2.2 The purpose of the SA was to assist the Council in preparing the Partial Review by identifying the key sustainability issues that face the District, neighbouring Oxford and the wider county of Oxfordshire, to predict what the likely effects of the Plan on these issues would be and put forward recommendations to mitigate and monitor negative effects identified. The aim was to help ensure that the Plan has as many positive effects as possible and that any negative effects are avoided or mitigated as far as reasonably possible alongside implemented policies, particularly those resulting in new development within Cherwell.
- 2.3 The SA was undertaken iteratively, such that at each stage of the Partial Review's preparation, the sustainability and environmental effects of the options for the Plan were assessed. SA Reports were produced to describe the approach taken, identify the likely effects of the Plan and make recommendations as to how significant negative effects could be avoided and mitigated and significant positive effects improved. In this way, environmental and sustainability considerations were integrated into the Plan as it was developed. Chapter 3 expands on how the findings of the SA process have been taken into account through the plan-making process.
- 2.4 The way in which the environmental and sustainability effects of the Partial Review were consistently described, analysed and compared was through the use of a set of SA objectives referred to as an 'SA framework'. The SA framework used to appraise the Plan was developed during the Scoping stages of the SA process in late 2015 and consulted upon in the SA Scoping Report alongside an Issues Paper in January 2016. The SA objectives used to appraise the Cherwell Adopted Local Plan Part 1 were used as the starting point for developing the SA framework for the Partial Review. A number of amendments were made in light of the principal driver for the Partial Review (to accommodate some of Oxford's unmet housing need), updates to relevant European, national and regional policies, plans and programmes and changes in local sustainability issues and evidence. The updates to the SA objectives also sought to avoid duplication and any single SA objective covering too many issues. A few minor changes were also made to address comments received during consultation on the draft SA framework in the SA Scoping Report (January 2016).
- 2.5 Given that the principal driver for the Partial Review is to accommodate some of Oxford's unmet housing need and Cherwell's Local Plan already makes provision for District's own housing and employment needs over the Plan period, the SA objectives relating to the provision of housing and economic growth development were appraised mainly for effects on the City of Oxford, although wider indirect economic effects were recognised.
 - SA Objective 1 – To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.
 - SA Objective 16 – To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.
 - SA Objective 17 – To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.
- 2.6 Furthermore, SA objectives considered to be of particular spatial relevance to Oxford as well as Cherwell were appraised for effects in relation to both the City of Oxford and Cherwell District:

- SA Objective 3 – To reduce poverty and social exclusion.
- SA Objective 6 – To improve accessibility to all services and facilities.
- SA Objective 10 – To reduce air pollution (including greenhouse gas emissions) and road congestion.

2.7 The remaining SA objectives in the SA framework relate to sustainability issues in Cherwell, generally relating to its natural and historic environment, and were therefore only appraised for effects on Cherwell District.

2.8 **Table 2.1** below presents the SA framework for the Cherwell Partial Review. The final column shows how the 'SEA topics' (listed in Schedule 2 of the SEA Regulations as the topics to be covered in SEAs) were all covered by at least one of the SA objectives.

Table 2.1: SA Framework used to appraise the adopted Local Plan Part 1 Review and its reasonable alternatives

SA Objective	Sub-Objective	SEA Topic
SA Objectives related to meeting Oxford's Needs (Oxford Effects Recorded)		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	1. Will it contribute to meeting Oxford's unmet housing requirements? 2. Will it increase the supply of affordable homes, including for the homeless? 3. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs?	Population and Human Health
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	1. Will it promote accessible employment opportunities? 2. Will it contribute to reducing short and long-term unemployment?	Population and Human Health and Material Assets
17. To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of Oxford and Oxfordshire.	1. Will it encourage new business start-ups and opportunities for local people? 2. Will it improve business development and enhance productivity? 3. Will it enhance the image of Oxford as a business location? 4. Will it encourage inward investment? 5. Will it make land and property available for business development? 6. Will it assist in increasing the viability of the rural and farming economy? 7. Will it promote development in key sectors? 8. Will it promote regeneration; reducing disparities with surrounding areas? 9. Will it promote development in key clusters? 10. Will it increase business opportunities in the tourism sector?	Population and Human Health and Material Assets
SA objectives with particular spatial relevance to Oxford (Oxford and Cherwell Effects Recorded)		
3. To reduce poverty and social exclusion.	1. Will it assist in reducing poverty and social exclusion in Cherwell and Oxford? 2. Does the spatial option provide opportunities to contribute towards the regeneration of more deprived neighbourhoods?	Population, Human Health and Material Assets

SA Objective	Sub-Objective	SEA Topic
6. To improve accessibility to all services and facilities.	<ol style="list-style-type: none"> 1. Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel? 2. Will it provide convenient access to the cultural offer of Oxford via existing transport links? 	Population, Human Health and Material Assets
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	<ol style="list-style-type: none"> 1. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities? 2. Will it improve air quality particularly within identified AQMAs? 3. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion, including public transport, walking and cycling? 4. Will it promote more sustainable transport patterns in rural areas? 5. Will it reduce journey times between key employment areas and key transport interchanges? 	Air, Climatic Factors, and Human Health
Other Social and Economic SA Objectives (Cherwell Effects Recorded)		
2. To improve the health and wellbeing of the population & reduce inequalities in health.	<ol style="list-style-type: none"> 1. Will it improve access to doctors' surgeries and health care facilities? 2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation? 	Population, Human Health and Material Assets
4. To reduce crime and disorder and the fear of crime.	<ol style="list-style-type: none"> 1. Are the principles of good urban design in reducing crime promoted as part of the proposal? 2. Will it assist in reducing actual levels of crime? 3. Will it assist in reducing the fear of crime? 	Population and Human Health
5. To create and sustain vibrant communities.	<ol style="list-style-type: none"> 1. Will it improve residential amenity (including potential to reduce light, smell and noise pollution) and sense of place? 2. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership? 	Population, Human Health and Material Assets
Environmental SA Objectives (Cherwell Effects Recorded)		
7. To conserve and enhance and create resources for biodiversity.	<ol style="list-style-type: none"> 1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance (including those in Oxford that may be affected by new development in Cherwell)? 2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieve its targets? 3. Will it conserve or enhance biodiversity assets or create new habitats? 4. Will it minimise the fragmentation of existing habitats and enhance, restore or create networks of habitats? 5. Will it conserve and enhance species diversity; and in particular avoid harm to protected species? 6. Will it encourage protection of and increase the number of trees? 	Biodiversity, Fauna and Flora

SA Objective	Sub-Objective	SEA Topic
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	<ol style="list-style-type: none"> 1. Will it protect, enhance and restore the District's natural environment assets (e.g. the countryside, parks and green spaces, common land, woodland and forest reserves, AONBs etc.)? 2. Will it promote the accessibility of the District's countryside in a sustainable and well-managed manner? 3. Will it improve the landscape, ecological quality and character of open spaces? 4. Will it enhance the townscape and public realm? 5. Will it prevent coalescence between settlements? 	Landscape, Biodiversity, Flora and Fauna
9. To protect, enhance and make accessible for enjoyment, the historic environment.	<ol style="list-style-type: none"> 1. Will it protect, enhance and restore Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford? 2. Will it promote the accessibility of the District's historic environment in a sustainable and well-managed manner? 3. Will it help preserve and record archaeological features? 	Cultural Heritage, including architectural and archaeological heritage
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management.	<ol style="list-style-type: none"> 1. Will it improve the water quality of the District's rivers and inland water? 2. Will it enable recycled water to be used? 3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures? 	Water, Biodiversity, Fauna and Flora
12. To reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	<ol style="list-style-type: none"> 1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property? 2. Will it result in inappropriate development in the flood plain? 3. Will it increase the provision of sustainable drainage in new developments? 	Water, Soil, Climatic Factors and Human Health
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	<ol style="list-style-type: none"> 1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites? 2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites? 3. Will it maximise housing densities to make efficient use of land? 4. Will it ensure land is remediated where appropriate? 5. Will it reduce the loss of soil and high grade agricultural land to development? 	Soil, Climatic Factors
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<ol style="list-style-type: none"> 1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials? 2. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation? 3. Will it lead to an increase in the proportion of energy needs being met from renewable sources? 4. Will it promote the incorporation of small-scale renewable in developments? 	Climatic Factors

SA Objective	Sub-Objective	SEA Topic
15. To reduce waste generation and disposal, and achieve the sustainable management of waste.	1. Will it promote sustainable waste management practices through a range of waste management facilities? 2. Will it reduce hazardous waste? 3. Will it increase waste recovery and recycling?	Soil and Climatic Factors

Habitats Regulations Assessment

- 2.9 The Partial Review was also required to be subject to Habitats Regulations Assessment (HRA) under the Conservation of Habitats and Species Regulations 2017 (as amended) (and previous versions of these Regulations, as applicable at the time of preparing each stage of the HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European designated site for nature conservation and to ascertain whether it would adversely affect the integrity of that site. The HRA process for the Partial Review was undertaken separately from the SA by Atkins on behalf of Cherwell District Council, but the findings of the HRA Reports informed the SA process, particularly in relation to judging the potential effects on SA objective 7 (biodiversity).
- 2.10 The HRA Addendum considering the Main and Minor Modifications to the Proposed Submission Cherwell Local Plan Part 1 Partial Review (September 2019) concluded that the Main and Minor modifications did not change the findings and conclusions of the HRA Stage 1 and Stage 2 Appropriate Assessment of the Proposed Submission Plan (August 2018). This original Appropriate Assessment concluded that the Cherwell Local Plan Part 1 Partial Review would not have an adverse effect on the integrity of Oxford Meadows SAC either alone or in-combination with other projects and plans.

3 How the Environmental Report Has Been Taken into Account

- 3.1 As explained above, the SA process for the Cherwell Local Plan Partial Review was undertaken iteratively with the SA Report and associated Addenda informing the Plan. As part of the SA process an assessment of the sustainability and environmental effects was made at each stage of the Plan's development.
- 3.2 The SA assessed all policies and proposals in each iteration of the Partial Review and their reasonable alternatives, including all modifications to the Plan following publication of the Proposed Submission Document in June 2017. This helped the Council to formulate its approach with regards to which options to take forward, alongside other material planning considerations.
- 3.3 **Table 3.1** shows how preparation of the SA Reports (which included the Environmental Report requirements) corresponded with each stage of the Plan preparation, and how the SA was taken into account.

Table 3.1 Iterations of the Local Plan Part 1 Review and accompanying SA outputs

Plan Iteration	Accompanying SA Work	How SA Report was taken into account
Cherwell Local Plan Part 1 Partial Review Issues Consultation (January 2016)	Cherwell Local Plan Part 1 Partial Review SA Scoping Report (January 2016)	The scoping stage of the SA involved compiling baseline information about the social, economic and environmental issues for the plan area as well as the policy context (involving a review of plans, policies and programmes (PPPs)) and key sustainability issues. The SA framework was then developed, setting out the SA objectives against which plan options were appraised. The latest information relating to these matters is contained within the final SA Report.
Cherwell Local Plan Part 1 Partial Review Options Paper (November 2016)	Cherwell Local Plan Part 1 Partial Review Initial SA Report (November 2016)	The SA assessed options for a range of key issues discussed in the Options document, including the Vision and Strategic Objectives, nine areas of search within the District of Cherwell within which additional growth to meet a proportion of Oxford's unmet housing need could be accommodated, three quanta of growth to accommodate a proportion of Oxford's unmet housing need and site options identified within areas of search A and B. The SA results (among other evidence) helped to guide the Council in identifying how best to address the issues identified, culminating in the options proposed to be taken forward in the Proposed Submission document (see below).
Cherwell Local Plan Part 1 Partial Review Proposed Submission (July 2017)	Cherwell Local Plan Part 1 Partial Review Proposed Submission SA Report (June 2017)	<p>The 2017 Proposed Submission SA Report reviewed and updated the options appraisal findings included within the Initial SA Report (2016) before then appraising the policies in the Partial Review Proposed Submission Plan. These updates were made to reflect additional evidence. In general, the options and policy approaches that were taken forward in the Plan were those that performed more positively or at least as well against the SA objectives than the rejected options, although in a small number of cases other planning considerations determined that other options should be taken forward.</p> <p>During the development of the Partial Review Proposed Submission policies, LUC appraised draft versions, highlighted their potential for significant effects and made recommendations on how the policies could be improved. Paragraphs 10.383 and 10.384 of the June 2017 SA Report set out the SA recommendations made and the Council's subsequent amendments to the Plan's policies. Notable amendments made to the Partial Review Proposed Submission policies include requirements for allocations to:</p> <ul style="list-style-type: none"> • avoid areas of flood zone 2 and 3; • incorporate design principles that respond to the landscape, openness of the Green Belt and historic setting of Oxford; • include measures for minimising the impact of motor vehicles on new residents and existing communities; and • encourage sustainable and safe waste management.
Cherwell Local Plan Part 1 Partial Review Proposed Focused Changes and Minor Modifications (February 2018)	Cherwell Local Plan Part 1 Partial Review SA Addendum – Proposed Changes (February 2018)	The February 2018 SA Addendum appraised a series of Focused Changes and Minor Modifications to the Proposed Submission Plan and was submitted with the suite of documents for Examination in February 2018. The proposed changes were appraised and were not considered to generate any new negative effects. The 2018 SA Addendum concluded that the proposed changes either did not change, or contributed positively to the effects identified through the SA of the Partial Review Proposed Submission Plan as recorded in the June 2017 SA Report. Therefore, no further SA recommendations were considered necessary.
Schedule of Proposed Main Modifications to the Partial Review of the Cherwell Local Plan (November 2019)	Cherwell Local Plan Part 1 Partial Review SA Addendum – Main Modifications (September 2019)	Following the Examination hearings and receipt of the Inspector's advice note, Cherwell District Council prepared a schedule of modifications, including Main Modifications, to the Proposed Submission Local Plan Review. All modifications were subject to SA and the 2019 SA Addendum found that although there would be negative effects associated with some of the recommended Main Modifications, the significance of these adverse effects did not change the overall cumulative effects of the Proposed Submission Plan as a whole. In light of these overall findings

Plan Iteration	Accompanying SA Work	How SA Report was taken into account
		and the existing recommendations made through the course of the SA and the wider plan-making process, no further SA recommendations were considered necessary.
Adopted Cherwell Local Plan Partial Review (September 2020)	SA Adoption Statement (August 2020)	<p>This adoption statement summarises the SA process and how this has influenced the Partial Review.</p> <p>Following consultation on the Main Modifications and the associated SA Addendum, the Inspector's Report concluded that with the inclusion of the recommended modifications the Plan satisfies the requirements of Section 20 (5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness in the National Planning Policy Framework. No further SA work was required following the publication of this report.</p>

Draft

4 How Opinions of Consultation Bodies and the Public Have Been Taken into Account

- 4.1 At each stage of the Cherwell Local Plan Partial Review's development, an SA Report was published alongside the Plan document for consultation with the public and the consultation bodies specifically referred to in the SEA Regulations (i.e. Historic England, the Environment Agency and Natural England). The SEA Regulations require that the SEA Adoption Statement provides an account of how any opinions expressed by the public and the consultation bodies have been taken into account.
- 4.2 The Partial Review consultation stages and responses received relating to the SA documents are summarised below. The summaries of and responses to all consultation comments received at each stage of the SA are set out in the October 2016 Initial SA Report, the Proposed Submission SA Report (June 2017), the February 2018 SA Addendum and in the Council report on the Partial Review Modifications of 24 February 2020. The Council's Consultation Statement also explains how representations in relation to the Partial Review have been taken into account.

SA Scoping Report (January 2016)

- 4.3 The SA Scoping Report was published alongside the Local Plan Review Issues Paper for consultation with the statutory consultees in January 2016 for a six week period.
- 4.4 This provided an opportunity for consultees to comment on the proposed scope of the SA, including whether the objectives in the SA framework provided a reasonable framework for assessing the likely significant effects of the Plan Review and whether the review of relevant international and national Plans, Policies and Programmes (the 'PPP' review) and baseline information were appropriate and complete.
- 4.5 Consultation responses were received from all three of the statutory consultees. Comments related to requests for minor alterations to the described key sustainability issues for Cherwell and associated changes to related SA objective wording, as well as references to additional baseline information and relevant PPP review information that should be included.
- 4.6 All comments received were reviewed and taken into account prior to the appraisal of any Plan policy and proposal options during the subsequent iteration of the SA, and summarised in the Initial SA Report (October 2016). Appropriate suggested amendments were made in the Initial SA Report, but where any were not taken forward, a clear justification was included within the consultation response Table A3.3 in Appendix 3 of the Initial SA Report.

Initial SA Report (October 2016)

- 4.7 An Initial SA Report was published for public consultation alongside the Council's Options Paper in November 2016 to January 2017.
- 4.8 Consultation comments relating to the SA Report were received from over 100 organisations, developers or members of the general public. Most comments raised questions, support or criticisms of the judgements made in determining the effects of specific options, and the evidence used to make them. Where consultation comments suggested the use of evidence that could be applied consistently to all options appraised, this was taken into account. For example, in response to comments requesting some SA judgements be informed by more detailed evidence, including from Natural England and Historic England, the effect judgements associated with the appraisal of site options against SA objectives 7 (biodiversity) 8 (landscape) and 9 (historic environment) were updated to reflect the findings of site-based sensitivity assessments

undertaken for each reasonable site option as part of the Council's Nature Conservation Assessments and Landscape Character Sensitivity and Capacity Assessment.

- 4.9 All comments received were reviewed and taken into account prior to the appraisal of the Proposed Submission Plan policies and proposal options and summarised in the Proposed Submission Partial Review SA Report (June 2017). Clear justification for where comments were or were not taken forward in the SA was provided within the consultation response Table A3.2 in Appendix 3 of the Proposed Submission SA Report.

Proposed Submission SA Report (June 2017)

- 4.10 The Proposed Submission SA Report was published for consultation alongside the Proposed Submission Local Plan Partial Review in July 2017.
- 4.11 Consultation comments were received from over 50 organisations, developers or members of the general public, although the three statutory consultees made no further comment on the SA process. Most comments were similar to those received during the consultation on the Initial SA Report, raising questions, support or criticisms of the judgements made in determining the effects of specific options, and the evidence used to make them.
- 4.12 All comments received were reviewed and taken into account and are summarised in Table A1 in Appendix 1 of the SA Addendum (February 2018). No updates to the Proposed Submission SA Report (June 2017) were considered necessary following this consultation.

SA Addendum – Proposed Focused Changes (February 2018)

- 4.13 This SA Addendum was submitted alongside the Submission Plan for Examination. Its contents were considered alongside the Proposed Submission SA Report (June 2017) and the Proposed Submission Partial Review (July 2017) throughout the public hearing sessions.

Main Modifications SA Addendum (September 2019)

- 4.14 Following the Examination hearings in February 2019 and receipt of the Inspector's advice note, a final SA Addendum (September 2019) was prepared and published for public consultation alongside the Council's schedule of Modifications in November and December 2019. The modifications to the Plan, including Main Modifications, were subject to SA alongside their reasonable alternatives.
- 4.15 Consultation comments were received from over 90 organisations, developers or members of the general public. The three statutory consultees made no comments on the SA process at this final stage. Most comments were similar to those received during the consultation on the previous iterations of the SA, raising questions, support or criticisms of the judgements made in determining the effects of the Proposed Submission Plan, its modifications, the reasonable alternatives and the evidence used to make them. Annex 1 of the Council's Statement of Consultation (February 2020) summarises all the consultation comments received and sets out responses to each comment. The consultation comments and responses, Main Modifications Schedule (November 2019) and accompanying SA Addendum (September 2019) were then sent to the Inspector for consideration in preparing the Inspector's report.

5 Why the Adopted Local Plan Part 1 Partial Review was Chosen in Light of the Other Reasonable Alternatives Dealt With

- 5.1 The options or reasonable alternatives considered by the Council during the preparation of the Partial Review included strategic options regarding what the scale and distribution of additional growth should be, as well as policy options, covering specific development management issues and site options for development.
- 5.2 Information considered by the Council before final decisions were made included:
- SA findings, particularly the significant effects generated by each option;
 - the Partial Review's revised vision and strategic objectives;
 - results of consultation and engagement with the general public and key stakeholders; and
 - the evidence base for the Partial Review
- 5.3 The options considered for the Partial Review are described below alongside a summary of the Council's reasons why the preferred options were selected over the reasonable alternatives. More detailed reasoning on why individual options were selected and not selected can be found in the appraisal finding chapters of the Proposed Submission SA Report (June 2017) and the final SA Addendum (September 2019).

Vision and Strategic Objectives

- 5.4 The Council's Options Paper (October 2016) contained a draft revised vision and set of strategic objectives for the Partial Review. The initial drafts were prepared in light of the Partial Review's focus on contributing to meeting some of the shortfall in Oxford's housing needs and the challenges and opportunities facing the District. The draft vision and strategic objectives were changed in light of the SA findings on the draft versions, other plan evidence and consultation. The changes resulted in overall improvements in the SA's conclusions on the significant effects of the vision and strategic objectives. The final version of the Vision and Objectives are contained within the adopted Partial Review.

Areas of Search

- 5.5 Nine areas of search as options for locating additional growth covering the whole District were considered:
- Option A – Kidlington & Surrounding Area.
 - Option B – North & East of Kidlington.
 - Option C – Junction 9, M40.
 - Option D – Arncott.
 - Option E – Bicester and Surrounding Area.
 - Option F – Former RAF Upper Heyford & Surrounding Area.
 - Option G – Junction 10, M40.
 - Option H – Banbury & Surrounding Area.
 - Option I – Remainder of District / Rural Dispersal.

- 5.6 Areas of search A and B were selected as the most appropriate locations within which to identify specific site options for delivering growth within the Plan period partly due to the fact that they generally performed better in sustainability terms compared to the alternatives, as follows:
- Proximity to Oxford, the existing availability of public transport and the opportunity to maximise the use of sustainable and affordable transport in accessing Oxford's key employment areas and services and facilities.
 - Opportunity to achieve an overall, proportionate reduction in reliance on the private motor vehicle in accessing Oxford's key employment areas and services and facilities and to achieve further investment in sustainable transport infrastructure.
 - Deliverability of sustainable transport improvements in comparison to other Areas of Search.
 - Relationship of existing communities to Oxford.
 - Existing economic relationship between the Areas of Search and Oxford.
 - Opportunity to provide affordable homes to meet Oxford's identified need close to the source of that need.
- 5.7 Further details on the Council's reasoning can be found at the end of Chapter 7 in the Partial Review Proposed Submission SA Report (June 2017), specifically paragraphs 7.89 to 7.91.

Quantum of Additional Growth to be Accommodated within the Plan Period

- 5.8 Three growth options were appraised:
- 4,400 homes.
 - Significantly less than 4,400 homes.
 - Significantly more than 4,400 homes.
- 5.9 4,400 homes was selected as the scale of growth to plan for within the Plan in light of the findings of the SA, the Oxfordshire Growth Board, which originally apportioned this scale of growth to Cherwell District in September 2016, and the Council's duty to cooperate.
- 5.10 Further details on the Council's reasoning can be found at the end of Chapter 8 in the Partial Review Proposed Submission SA Report (June 2017), specifically paragraphs 8.81 and 8.82.

Site Options within Areas of Search A and B

- 5.11 Thirty-eight site options were originally appraised, followed by an additional four after consultation on the initial options paper in November 2016. Of the 42 site options considered and appraised through the SA, 11 were taken forward (either fully or partially) for allocation across eight site allocation policies:
- Full allocation of site 20a – Begbroke Science Park.
 - Full allocation of site 22 – Land North West of Oxford Airport, near Woodstock.
 - Partial allocation of site 25 – Land East of Marlborough School, Woodstock.
 - Full allocation of site 49 – Land at Stratfield Farm, Oxford Road, Kidlington.
 - Partial allocation of site 51 – Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood.
 - Partial allocation of site 38 – North Oxford Triangle, Kidlington.
 - Partial allocation of site 39A – Frieze Farm.
 - Full allocation of Site 123 – Land to South of A34, North of Linkside Avenue, Wolvercote.
 - Full allocation of site 126 – Seedlake Piggeries, Yarnton.
 - Full allocation of site 178 – Land east of Kidlington and west of the A34.

- Full allocation of site 202 – Land adjacent to Bicester Road, Gosford, Kidlington.
- 5.12 The Council concluded that these sites would provide the best way of meeting the Plan’s vision and objectives and achieving sustainable development, drawing on the SA and other evidence, such as the transport, landscape and Green Belt studies. Further details on the reasons why specific sites were selected and not selected can be found in Chapter 10 of the Proposed Submission SA Report (June 2017), specifically paragraphs 10.07 to 10.192.
- 5.13 The Proposed Submission Local Plan Part 1 Review contained 18 policies all of which were subjected to SA:
- Ten strategic planning policies:
 - Policy PR1 – Achieving Sustainable Development for Oxford.
 - Policy PR2 – Housing Mix, Tenure and Size.
 - Policy PR3 – The Oxford Green Belt.
 - Policy PR4a – Sustainable Transport.
 - Policy PR4b – Kidlington Centre.
 - Policy PR5 – Green Infrastructure.
 - Policy PR11 – Infrastructure Delivery.
 - Policy PR12a – Delivering Sites and Maintaining Housing Supply.
 - Policy PR12b – Applications for Planning Permission for the Development of Sites Not Allocated in the Partial Review.
 - Policy PR13 – Monitoring and Securing Delivery.
 - Eight site allocation policies:
 - Policy PR6a – Land East of Oxford Road.
 - Policy PR6b – Land West of Oxford Road.
 - Policy PR6c – Land at Frieze Farm.
 - Policy PR7a – Land South East of Kidlington.
 - Policy PR7b – Land at Stratfield Farm.
 - Policy PR8 – Land East of the A44.
 - Policy PR9 – Land West of Yarnton.
 - Policy PR10 – Land South East of Woodstock.
- 5.14 The contents of these policies were determined based on the policies in the adopted Cherwell Local Plan Part 1 (where relevant), changes to the Local Plan’s vision and strategic objectives, the SA findings of initial draft policies and representations received from consultees.

Main Modifications to the Local Plan Part 1 Partial Review

- 5.15 Following Examination hearings in February 2019, the Inspector published an advice note in July 2019 setting out his preliminary conclusions. The Inspector found site allocation Policy PR10 – Land South East of Woodstock unsound due to the impact it would have on the countryside and setting of Woodstock, as well as the Blenheim Palace World Heritage Site and its travel distance to Oxford. This gave rise to the need to consider alternative locations for accommodating the 410 dwellings originally allocated through PR10.
- 5.16 Eighteen alternative locations were identified for consideration amongst the allocations, considering the reconfiguration, densification and expansion of sites as appropriate, and were all

subject to SA as presented in the second SA Addendum (2019). The 410 dwellings were subsequently reallocated amongst the following allocations:

- Policy PR6a – Land East of Oxford Road.
- Policy PR6b – Land West of Oxford Road.
- Policy PR7a – Land South East of Kidlington.
- Policy PR7b – Land at Stratfield Farm.
- Policy PR9 – Land West of Yarnton.

5.17 These sites were selected over the alternatives based on the findings of the SA and other evidence considering the capacity of each site to accommodate additional development and further sensitivity testing relating to the impact of densification and expansion on the wider landscape.

5.18 A full schedule of Main Modifications to the Plan was prepared for public consultation including an accompanying SA Addendum (September 2019) appraising the effects of the Main Modifications and their reasonable alternatives. Further information is provided in the SA Addendum and the Council's Explanatory Note. The Modifications took into account matters raised during the Examination by the Inspector and participating representors. The SA found that although there would be negative effects associated with some of the recommended Main Modifications, the significance of these adverse effects did not change the overall cumulative effects of the Proposed Submission Local Plan as a whole, with the majority of the Main Modifications resulting in no additional effects, or contributing to positive effects already presented in the Proposed Submission SA Report (June 2017).

6 How the Significant Environmental Effects of the Implementation of the Local Plan Part 1 Partial Review Will Be Monitored

- 6.1 The SEA Regulations require that “*The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action*” (Regulation 17), and that the Environmental Report should provide information on “*a description of the measures envisaged concerning monitoring*” (Schedule 2).
- 6.2 The Planning Practice Guidance (PPG) on SA states that it is not necessary to monitor everything and monitoring should be focused on the significant sustainability effects, including significant effects where there is uncertainty and where monitoring would enable preventative or mitigation measures to be taken. However, in order to address the requirement in SEA Regulation 17 noted above to “*identify unforeseen adverse effects at an early stage and be able to undertake appropriate remedial action*”, the Council has established comprehensive measures to monitor sustainability effects for all the objectives in the SA framework.
- 6.3 **Table 6.1** shows the indicators to be used by Cherwell District Council to monitor the potential sustainability effects of implementing the Plan.

Table 6.1 Proposed monitoring indicators for monitoring the effects of the Local Plan Part 1 Review

SA Objective	Suggested indicators (and relevant Policy References)
SA Objectives related to meeting Oxford’s Needs	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<ul style="list-style-type: none"> Annual housing commitments and completions that meet the needs of Oxford City. (Policies PR1, PR12a, PR12b and PR13). Net affordable housing completions/acquisitions per tenure that specifically meet the needs of Oxford City. (Policies PR1, PR2, PR12a, PR12b and PR13). Number of 'extra care' completions that meet the needs of Oxford City. (Policies PR1, PR2, PR12a, PR12b and PR13).
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<ul style="list-style-type: none"> Employment commitments and completions on allocated employment land in Cherwell and Oxford (Policy PR1). Employment commitments and completions on non-allocated employment land in Cherwell and Oxford (Policy PR1). Completions resulting in a loss of employment use to non-employment use in Cherwell and Oxford (Policy PR1).
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<ul style="list-style-type: none"> Kidlington centre and Oxford City centre use (use classes A1-A5, B1a, D2) (Policy PR1). No. of retail impact assessments submitted with planning applications in Cherwell and Oxford (Policy PR1).
SA objectives with particular spatial relevance to Oxford	
3. To reduce poverty and social exclusion.	<ul style="list-style-type: none"> Completed development per land use: housing, employment, retail, etc. (Policies PR1, PR2, PR4a, PR4b and PR6a-PR10).

SA Objective	Suggested indicators (and relevant Policy References)
6. To improve accessibility to all services and facilities.	<ul style="list-style-type: none"> Completed education infrastructure (Policies PR1 and PR6a-PR10). Completed health care infrastructure (Policies PR1 and PR6a-PR10). Amount, type and location of open space/sport/recreation facilities (Policies PR1, PR5 and PR6a-PR10). Areas deficient in recreation provision by type and amount (Policies PR1, PR5 and PR6a-PR10). Completed built development on (former) sites of open space, outdoor sport and recreation (Policies PR1, PR5 and PR6a-PR10). Completed community facilities infrastructure (Policy Policies PR1 and PR6a-PR10). Access to services and facilities by public transport, walking and cycling (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11). Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	<ul style="list-style-type: none"> Carbon emissions in Cherwell and the City of Oxford per capita (Policy PR1). Access to services and facilities by public transport, walking and cycling (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11). Completed transport improvement schemes (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11). Number of Energy Statements submitted (Policy PR1). Number of District Heating Feasibility Assessments submitted (Policy PR1). Number of permitted district heating schemes in the district (Policy PR1). Permitted renewable energy capacity per type (Policy PR1).
Other Social and Economic SA objectives	
2. To improve the health and wellbeing of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Completed health care infrastructure (Policies PR1 and PR6a-PR10). Amount, type and location of open space/sport/recreation facilities (Policies PR1, PR5 and PR6a-PR10). Areas deficient in recreation provision by type and amount (Policies PR1, PR5 and PR6a-PR10). Open spaces in the district meeting quality standards (Policies PR1, PR5 and PR6a-PR10). Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).
4. To reduce crime and disorder and the fear of crime.	<ul style="list-style-type: none"> Crime levels in Cherwell District (Policy PR1).
5. To create and sustain vibrant communities.	<ul style="list-style-type: none"> Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).
Environmental SA objectives	
7. To conserve and enhance and create resources for biodiversity.	<ul style="list-style-type: none"> Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc.) advice on water

SA Objective	Suggested indicators (and relevant Policy References)
	<p>quality grounds within the SAC catchment (Policies PR1, PR5 and PR6a-PR10).</p> <ul style="list-style-type: none"> • Total Local Wildlife Site/Local Geological Site area (Policies PR1, PR5 and PR6a-PR10). • Changes in priority habitats by number & type (Policies PR1, PR5 and PR6a-PR10). • Changes in priority species by number & type (Policies PR1, PR5 and PR6a-PR10). • Ecological condition of SSSIs (Policies PR1, PR5 and PR6a-PR10). • Distribution and status of farmland birds (Policies PR1, PR5 and PR6a-PR10). • Distribution and status of water voles (Policies PR1, PR5 and PR6a-PR10). • Permissions granted contrary to tree officer advice (Policies PR1, PR5 and PR6a-PR10). • Permissions granted contrary to biodiversity consultee advice (Policies PR1, PR5 and PR6a-PR10). • Number of Ecological Surveys submitted with applications (Policies PR1, PR5 and PR6a-PR10). • Local Sites in Positive Conservation Management (Policies PR1, PR5 and PR6a-PR10). • Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs) (Policies PR1, PR5 and PR6a-PR10). • Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice (Policies PR1, PR5 and PR6a-PR10). • Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<ul style="list-style-type: none"> • Number and location of urban fringe restoration/improvement schemes completed (Policies PR1, PR5 and PR6a-PR10). • Permissions granted contrary to Landscape Officer advice (Policies PR1, PR5 and PR6a-PR10). • Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<ul style="list-style-type: none"> • Permissions granted contrary to the advice of Historic England/consultee advice on heritage grounds (Policies PR1, PR5 and PR6a-PR10). • Number of new (and reviews of) conservation area appraisals (Policies PR1, PR5 and PR6a-PR10). • Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management.</p>	<ul style="list-style-type: none"> • % of new dwellings completed achieving water use below 110 litres/person/day (Policy PR1). • Completed SuDS schemes in the district (Policies PR1, PR5 and PR6a-PR10). • Number of permissions granted contrary to Environment Agency advice on water quality grounds (Policies PR1, PR5 and PR6a-PR10). • Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc.) advice on water

SA Objective	Suggested indicators (and relevant Policy References)
	quality grounds within the SAC catchment (Policies PR1, PR5 and PR6a-PR10).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	<ul style="list-style-type: none"> • Permissions granted contrary to Environment Agency advice on Flood Risk grounds (Policies PR1, PR5 and PR6a-PR10). • Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse (Policies PR1, PR5, PR6a-PR10, PR11, PR12b and PR13). • Completed SuDS schemes in the district (Policies PR1, PR5 and PR6a-PR10).
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	<ul style="list-style-type: none"> • % of residential completions on previously developed land (Policies PR1, PR5 and PR6a-PR10). • Net housing density of completions (Policies PR1, PR5 and PR6a-PR10). • Completed development (per type) in the Green Belt (Policies PR1, PR3, PR5 and PR6a-PR10). • Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<ul style="list-style-type: none"> • Completed non-residential development achieving BREEAM Very Good, BREEAM Excellent (Policies PR1 and PR2).
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	<ul style="list-style-type: none"> • % of household waste sent for re-use, recycling and compost. (Policy PR1) • % of Construction and demolition waste re-used. (Policy PR1)

LUC

September 2020



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Planning and Compulsory Purchase Act 2004 (as amended)

Localism Act 2011

**The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
Regulations 26 and 35**

**NOTICE OF ADOPTION
OF THE
PARTIAL REVIEW OF THE CHERWELL LOCAL PLAN 2011 – 2031 (Part 1) – OXFORD’S UNMET
HOUSING NEED**

(Please note this is not a consultation)

Notice is hereby given in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), and Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004, that the Partial Review of the Cherwell Local Plan 2011 – 2031 (Part 1) – Oxford’s Unmet Housing Need (‘the Plan’) was formally adopted by Cherwell District Council on 7 September 2020.

The Plan provides the strategic planning framework and sets out strategic site allocations to provide Cherwell District’s share of the unmet housing needs of Oxford to 2031. Now adopted, the Plan forms part of the statutory development plan for Cherwell District.

The Plan was subject to an independent examination conducted by an Inspector appointed by the Secretary of State. The Inspector’s report was issued on 6 August 2020 and concluded that the Plan is sound and legally compliant subject to the Inspector’s Main Modifications. His recommended main modifications have been included in the adopted plan.

The Plan and its associated documents (including this Adoption Statement, the Inspector’s Report, Sustainability Appraisal (SA) Report, SA Adoption Statement, and Habitats Regulation Assessment (HRA) are available on the Council’s website: [**Web link to be added**]

As we are currently unable to place hard copy documents for viewing at our normal deposit locations due to COVID – 19 we will post public notices at the deposit locations below. If anyone has difficulty accessing these documents on-line, they can contact the Planning Policy Team for assistance on 01295 227985 or email planning.policy@cherwell-dc.gov.uk

Cherwell District Council Offices, Bodicote House, White Post Road, Bodicote, Banbury, OX15 4AA
Banbury Town Council, the Town Hall, Bridge Street, Banbury, OX16 5QB
Banbury Library, Marlborough Road, Banbury, OX16 5DB
Woodgreen Library, Woodgreen Leisure Centre, Woodgreen Avenue, Banbury, OX16 0AT
Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS
Bicester Library, Franklins House, Wesley Lane, Bicester, OX26 6JU
Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP
Adderbury Library, Church House, High Street, Adderbury, OX17 3LS
Deddington Library, The Old Court House, Horse Fair, Deddington, OX15 0SH
Hook Norton Library, High Street, Hook Norton, OX15 5NH
Banbury LinkPoint, 43 Castle Quay, Banbury, OX15 5UW
Bicester LinkPoint, Franklins House, Wesley Lane, Bicester, OX26 6JU
Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, OX5 1AB
Oxford City Council, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS
Oxfordshire County Library, Queen Street, Westgate, Oxford, OX1 1DJ
Old Marston Library, Mortimer Hall, Oxford Road, Old Marston, Oxford, OX3 0PH
Summertown Library, South Parade, Summertown, Oxford, OX2 7JN
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB
Woodstock Town Council, Woodstock Town Hall, Market Place, Woodstock, OX20 1SL
Woodstock Library, The Oxfordshire Museum, Fletcher's House, Park Street, Woodstock, OX20 1SN

Any person aggrieved by the Partial Review of the Cherwell Local Plan 2011 – 2031 (Part 1) – Oxford's Unmet Housing Need may make an application under Section 113(3) of the Planning and Compulsory Purchase Act 2004 to the High Court on the grounds that the document is not within the appropriate power and/or a procedural requirement has not been complied with. An application may not be made without the leave of the High Court, and an application for leave must be made (Section 113 (38)) no later than the end of a period of six weeks from the date of the adoption of this Local Plan.

Yvonne Rees
Chief Executive
8 September 2020.

Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford’s Unmet Housing Need
Inspector: Paul Griffiths BSc(Hons) BArch IHBC
Programme Officer: Ian Kemp
idkemp@icloud.com
Tel: 07723 009166

Post-Hearings Advice Note

Preamble

This Note sets out, in brief, the preliminary conclusions I have reached about the *Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need* (the Plan) as submitted, taking account of what I heard at the hearings in February 2019, and the various written submissions that have followed on from them. It deals with a series of points that have been made about the Plan and most importantly, at this stage of the process, sets out some changes that are required to make the plan sound. While I have briefly outlined my position on some key issues, my full reasoning will be provided in my final report.

The Quantification of Oxford’s Unmet Housing Need (the figure of 4,400 that represents Cherwell’s Apportionment)

This 4,400 figure, which provides the basis for the Plan, has drawn a lot of criticism both at the Hearings, and since. In particular, the Review of the Oxfordshire SHMA 2014 and Oxford City SHMA Update 2018 produced by ORS suggests that the base figure that leads to the identification of Oxford’s total unmet need as 15,000 units, of which Cherwell’s share is 4,400, is significantly inflated. I note that the Inspectors charged with examining the recently submitted Oxford Local Plan 2036 have raised some preliminary questions about Oxford’s base figure of 1,356 dpa suggesting, amongst other things, that the issue could have a bearing on the level of unmet need which would have to be accommodated in neighbouring authorities, and could potentially affect the amount of land released from the Green Belt.

With that in mind, some participants have suggested that the Examination should be suspended until Oxford’s housing needs, and following on from that, its unmet needs, are quantified through the examination of the Oxford Local Plan.

I appreciate, to some, that seems a reasonable position to take. Indeed, it might be said that some means of looking at the housing and other needs of Oxford, and the surrounding Boroughs, simultaneously, in a strategic way, would be a good idea. However, that is not the way in which the planning system is currently set up.

The Planning Inspectorate has a duty to appoint Inspectors to carry out an independent examination expeditiously on submission and is not involved in discussions between authorities about timetabling, or anything else, before Plans are submitted. I would also observe that the Council’s adopted Local Plan includes an undertaking to conduct a partial review to address Oxford’s unmet housing need within two years of adoption. That partial review is the subject of this examination.

In that context, there can be no reasonable justification for suspending the examination to allow the Oxford examination to be advanced to its final stages.

Turning to the 4,400 figure itself, it has been arrived at through what I regard as a robust process where Oxford, and (most of) the surrounding authorities, co-operated, through the Oxfordshire Growth Board (OGB) to identify Oxford's unmet need, and apportion it between them. In many ways, the OGB is a model of how the duty-to-co-operate should work.

The ORS Report criticises the basis for the 4,400 figure for Cherwell, but it offers no alternative. Likewise, it might well be argued that the figure is based on a SHMA that is of some vintage, but the Oxfordshire SHMA 2014 is the only basis for considering Oxford's needs in the context of the wider HMA before the examination and I consider the figure to be robust when considered against the (2012 version of) the Framework and the associated Guidance.

I accept that the Inspectors examining the Oxford Local Plan might have raised some preliminary questions about Oxford's housing needs, but they have yet to reach any conclusions on the matter and are likely to be some way off doing so.

All in all, like my colleagues who examined Local Plans in West Oxfordshire, and the Vale of White Horse, I find nothing problematic in the Plan's reliance on the figures produced and agreed through the OGB. I consider that the 4,400 figure provides a sound basis for the Plan.

The Strategy

Put simply, the approach taken is to locate the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors. To my mind, while most of the allocations proposed are in the Oxford Green Belt, this is an appropriate strategy because it is that most likely to foster transport choices other than the private car and minimise travel distances, and least likely to interfere with the delivery of housing elsewhere in Cherwell.

Exceptional Circumstances

The Council has set out why it considers that the exceptional circumstances to justify the removal of land from the Oxford Green Belt are in place. I agree that the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries.

The Various Allocations

With one exception, that I deal with below, I regard the various allocations, and the process by which they have been arrived at, as sound, in principle. There are, however, detailed points that I need to address at this stage.

First, and most fundamental, is the allocation proposed in Policy PR10 – Land South East of Woodstock. I do not believe that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation. However, notwithstanding the potential for screen planting, it is my view that the development of

the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area. That, alongside the travel distance to Oxford (which is likely to tempt residents away from more sustainable travel choices like public transport or cycling notwithstanding the proximity of the site to a proposed Park & Ride facility), and the impact on the setting and significance of the WHS, lead me to the conclusion that the allocation is unsound. I make some suggestions as to how this might be dealt with under the heading 'Main Modifications' below.

Second, I have no doubt that the North Oxford Golf Club is a much-valued facility. However, the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford. In that light, I do not find the allocation proposed in Policy PR6b – Land West of Oxford Road unsound, in principle.

I raised a question at the hearings about the reference in the policy (under criterion 17) to the need for any application to be supported by enough information to demonstrate that the tests contained in paragraph 74 of the (2012) NPPF are met, so as to enable development of the golf course. Policy PR6c – Land at Frieze Farm allocates land for a replacement golf course and from what I saw of the existing golf course, it could, if necessary, provide equivalent or better provision in terms of quantity and quality, on a site very close to the existing facility.

On that basis, notwithstanding questions around whether the existing gold course is surplus to requirements, which are addressed under criterion 21 in any event, the tests in paragraph 74 have been met and criterion 17 can be deleted.

In terms of Policy PR9 – Land West of Yarnton, I have some sympathy with the points made in relation to the depth of development allowed for in the overall allocation. From what I saw of the site, there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout. I return to this matter below.

Density

As submitted, the various allocation policies in the Plan each refer to an expectation that dwellings would be built to conform with an approximate average net density. The Council has proposed what I would regard as a Main Modification (MM) removing these references. To my mind, that is a reasonable course. Each of the allocation policies sets out the number of dwellings to be provided on each respective site, so the reference to density is superfluous.

There are other issues raised on the subject too. Most important is the suggestion that in anticipating relatively low-density developments, the land take from the Green Belt proposed by the Plan is greater than it might be. However, in allocations of the type proposed, land take is not the only consideration. Higher density developments, on smaller sites, on the edge of what in some cases are quite small-scale settlements, would appear out of place and have a markedly harmful impact on their surroundings.

Some additional capacity may be possible, a matter I discuss further below, but overall, the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context. I see nothing unsound in that approach.

Access/Highways

It is fair to note at the outset that building 4,400 homes to accommodate Oxford's unmet need anywhere in Cherwell is likely to have significant impacts in traffic terms. However, as I have alluded to above, the principle of siting the required allocations along an established transport corridor is a sound one. I accept that traffic along this transport corridor is already relatively heavy, but the route clearly offers the best opportunity to provide incoming residents with opportunities to travel by means other than the private car. Moreover, development along the corridor can reasonably be expected to contribute to transport improvements along it, including those that encourage means of access into Oxford by means other than the private car.

It was put to me that if the land covered by Policy PR6c – Land at Frieze Farm was allocated for housing, then a link road between the A44 and A34 could be provided that would alleviate congestion at the roundabouts to the south. That might assist but I do not consider the possibility sufficient reason to justify allocation of the site, or part of the site, for housing. That said, there may be other reasons why housing on the site might prove necessary (see below).

I recognise that the allocations, and other factors, will lead to changes to the highway network, like the closure to vehicular traffic of Sandy Lane. However, while such changes might be inconvenient, to some, the impact they would involve is not such that it renders the Council's approach unreasonable, or the Plan unsound.

Main Modifications

The Council has already proposed a series of changes to the Plan and consideration will need to be given as to whether these are in fact MMs. As a guide, I consider that anything that meaningfully changes an actual Policy, or in the case of supporting text, goes to the heart of the approach, will be a MM and will need to be consulted upon. Anything that falls short of a MM is a matter for the Council. I have covered the example of the deletion to references to approximate average net densities above and this provides a guide as to where the line should be drawn.

The major change required to the Plan to make it sound is the deletion of Policy PR10. This gives rise to a necessity to make provision for 410 dwellings, 50% of which are to be affordable housing, elsewhere. While I do not seek to rule out other approaches the Council might wish to take, there seems to me to be several ways in which this might be addressed:

1. There could be scope to divide the 410 dwellings around some of the other allocations, without having any undue impact on the character and appearance of the general area;
2. That could be combined with additional dwellings on the Policy PR9 allocation which could lead to a better-designed layout (see above); or
3. There may be the possibility that the Policy PR6c – Land at Frieze Farm allocation could accommodate some housing (and possibly the link road) as well as any replacement golf course. However, this would necessitate further land-take from the Green Belt for which exceptional circumstances would need to be demonstrated. This might prove difficult to justify unless options 1 and 2 above and any other options outside the Green Belt were shown to be unsuitable.

The other major change I have set out is the deletion of criterion 17 in Policy PR6b – Land West of Oxford Road. On my analysis, that deletion would not necessitate any other change to the policy in general, or criterion 21 that deals with the provision of a replacement golf course in particular. However, that may be an aspect the Council would want to consider further.

On another issue, there are several references in the policies of the Plan to the (2012 version of the) NPPF. While the Plan is being examined under the auspices of that document, any planning applications that flow from the Plan will be considered against the February 2019 (or any subsequent) version. On that basis, while forms of words taken from it can be retained, specific references to the NPPF should be removed throughout the various policies.

Concluding Remarks

There are several matters here that will require careful consideration by the Council, and I am content for time to be allowed for that to take place (though I would appreciate an early indication of how long might be required). What the Council have already proposed, and what I cover here, may also require updates to the Sustainability Appraisal and other parts of the evidence base. The Council will need to consider such matters too.

Once all MMs, and any associated updates to the evidence base have been put together, I will want to consider them, and may have further comments having done so. After that, the MMs and associated updates will need to be consulted upon, of course, and it may be that another Hearing is required to discuss the results of that process. Alternatively, it may then be possible for me to proceed to my report. I will of course, keep this under review.

Paul Griffiths
INSPECTOR

10 July 2019

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