



Appendix 1

List of policies

General policies for development

- G1** The general strategy is to provide a framework for development to sustain economic prosperity, meet housing and other requirements and guide the investment decisions of a range of organisations for the period to 2016 in ways which will:
- a) deliver the level of development required to meet the objectives of this Plan while protecting and enhancing the environment, character and natural resources of the county;
 - b) concentrate development in locations where;
 - i. a reasonable range of services and community facilities exist or can be provided; and
 - ii. the need to travel, particularly by private car, can be reduced and walking, cycling and the use of public transport can be encouraged;
 - c) make the best use of previously developed land and buildings within urban areas to reduce the need for the development of greenfield sites, while not permitting development on important open spaces.

The larger urban areas will be the main focus for development.

In smaller towns and villages development will be of an appropriate scale and type to meet the social and economic needs of local communities.

Improving the quality and design of development

- G2** All development should;
- a) be of a scale and type appropriate to the site and its surroundings, and not cause harm to the character and amenities of the area;
 - b) incorporate a high quality of layout, design and landscaping; and
 - c) be designed so as to reduce the need to travel and encourage the use of walking, cycling and public transport and telecommunications as alternatives to the car.

Development which would have an unacceptable impact on the environment because of its nature, scale, location or cumulative effects will not be permitted.



Infrastructure and service provision

G3 Proposals for development will not be permitted unless the planning authorities are satisfied that necessary infrastructure, on- or off-site transport measures, recreation, leisure, educational, health and community facilities, services and environmental improvements are available, or will be provided. Where appropriate phasing will be used to coordinate development with the provision of infrastructure.

In determining infrastructure and other requirements the local planning authorities will take into account the cumulative impacts of development.

Contributions will be sought from developers and/or landowners in accordance with Government advice.

The provision of recreation, leisure, educational, health and community facilities will be encouraged in settlements where there are deficiencies.

Green Belt

G4 A Green Belt will be maintained around Oxford, to:

- a) preserve the special character and landscape setting of Oxford;
- b) check the growth of Oxford and prevent ribbon development and urban sprawl;
- c) prevent the coalescence of settlements;
- d) assist in safeguarding the countryside from encroachment;
- e) assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Development in the Green Belt will only be permitted if it maintains its openness and does not conflict with the purposes of the Green Belt or harm its visual amenities.

Development outside settlements

G5 The countryside will be protected from harmful development.

Special consideration will be given to development for agricultural, forestry or outdoor recreational needs or for other uses appropriate to a rural area which cannot reasonably be accommodated in a nearby settlement.

Energy and resource conservation

G6 All new developments should incorporate best practice in energy efficiency and resource conservation, in particular through passive solar design, small scale renewable energy, providing high levels of insulation, water conservation measures and by minimising the use of construction materials, maximising use of recycled and secondary materials in place of primary aggregates and minimising production of waste.

New developments should make adequate provision to facilitate storage, re-use, recycling and composting of waste.



Transport

Sustainable travel

- T1 Transport measures and development proposals should give emphasis to the needs of pedestrians, cyclists and public transport and balance these against ease of traffic movement, thereby improving travel choice and reducing dependence on private motorised travel. Suitable provision should be made for servicing, for the needs of disabled people and for promotion of safety.

Car parking

- T2 A comprehensive approach will be adopted for the provision and management of car parking space with the aim of promoting sustainable travel choices. Local plans should include appropriate local policies and proposals.

Maximum standards for parking provision (cars, cycles etc.) will apply to development proposals, taking into account alternative forms of transport (available or to be provided to the site) and the wider transport strategy for the area.

Park and ride schemes will be supported where they support the functions of the principal transport corridors and where they form part of a wider transport strategy for an area.

Public transport

- T3 Increased use of public transport will be sought through the encouragement and promotion of convenient, reliable, secure and high standard public transport services and through improved integration between different modes of transport and improved interchange facilities.

Freight

- T4 The carriage of freight by rail, pipeline or other means rather than road will be encouraged. The impact of freight operations on people and the environment will be reduced through partnership arrangements between the County Council and operators.

Freight distribution centres will be permitted only if located with good access to the freight networks and in or adjoining a major settlement.

Networks for pedestrians and cyclists

- T5 Networks of routes for pedestrians and cyclists will be promoted and developed particularly within and linking to urban areas, so as to improve access to facilities and widen travel choice.

Local plans will define comprehensive pedestrian and cycle routes and will promote improvements.



Networks for motorised travel

T6 The County Council will promote and support a comprehensive strategy for the safe and convenient carriage of people and freight by road, rail or special track.

The County Council in partnership with transport infrastructure providers, the operators of public transport services and other agencies will in particular promote the development and management of the following principal transport hubs, corridors and projects related to the Plan's overall development strategy and its regional context, to meet both strategic and key local movement requirements:

- transport measures in and around the City of Oxford to support its role as a regional transport hub;
- the corridor between Oxford and Bicester;
- the corridor between Oxford and Witney;
- the corridor between Oxford and Didcot;
- the corridor between Grove/Wantage and Didcot; and
- the development within the county of the East-West rail link.

The principal transport corridors, the rail and trunk route networks and other projects referred to are defined in the Key Diagram.

The Local Transport Plan will:

- identify the manner in which the road and rail network and the operation of the premium bus network and other key public transport services will combine to provide an enhanced quality of travel to support the spatial development strategy of the Structure Plan;
- assign roads in the county together with any special track to a hierarchy of networks supporting the spatial strategy of this Plan and identify their function at each level of the hierarchy;
- identify network improvement schemes; and
- identify the potential for integration between networks both for people and freight.

Development proposals that would have a significant adverse affect on the safe and efficient function of a network will not be permitted.

Land required for network development or improvement schemes will be safeguarded in the local plans/local development frameworks.

Service areas

T7 The frequency of service areas on the major highway network will be limited. New service areas or extensions will be permitted only if they are of a high standard and where there is a transport need for improved roadside services.

Development proposals

T8 Proposals for development should be permitted only if they provide adequate access and mitigation of adverse transport impacts.



Protecting and enhancing the environment

Landscape character

EN1 Local planning authorities will ensure that proposals for development contribute to the protection, maintenance and, where possible, enhancement of Oxfordshire's landscape character, and in particular the natural beauty of Areas of Outstanding Natural Beauty to reflect their national importance. Development will be permitted only if it does not unacceptably damage the local landscape.

Biodiversity

EN2 The following sites of at least national importance will be protected from damaging development:

- Special Areas of Conservation;
- National Nature Reserves and Sites of Special Scientific Interest; and
- sites which support specially protected species.

On other sites of acknowledged nature conservation importance development will be permitted only if there is an overriding need or if damage to the ecological interest can be prevented by the use of conditions or planning obligations.

In determining proposals for development local planning authorities will seek environmental measures and promote the use of conditions and management agreements to help protect, manage and expand the biodiversity resource of the county, in particular priority habitats and species.

Agricultural land quality and soil

EN3 Development of the best and most versatile agricultural land shall have regard to the quality and productiveness of such land alongside other sustainability considerations. Where significant development of agricultural land is unavoidable, areas of poorer quality land shall be used in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations. Where undeveloped agricultural land is to be developed, any adverse effects on the environment shall be minimised.

Historic and cultural heritage

EN4 The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

EN5 The conservation of Oxford's architectural and historic heritage, including its green spaces and its landscape setting, will take priority in considering proposals for development in and around the city.



Archaeology

EN6 There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

Geology

EN7 Nationally and regionally important geological features including geological Sites of Special Scientific Interest and Regionally Important Geological Sites shall be protected from harmful development and retained in situ unless there are exceptional reasons justifying their removal, in which event their presence shall be appropriately recorded.

Water quality

EN8 Development that will lead to unacceptable deterioration in water quality will not be permitted.

Flood risk and surface water drainage

EN9 Development in undeveloped areas at high risk from flooding or in the functional floodplain will not be permitted. A flood risk assessment will be required for proposals for development except where there is little or no flood risk. Proposals for redevelopment of existing buildings and their curtilage within areas of high flood risk should aim to improve conditions locally and not worsen flood risk elsewhere.

New development should not lead to an increase in run-off, which would exacerbate flood risk elsewhere. The use of sustainable drainage systems to regulate run-off will be required as part of development proposals.

Water resources and waste water infrastructure

EN10 Development will be permitted only where adequate water resources and waste water infrastructure for the development already exist or can readily be provided without risk to existing abstractions, water quality, the water environment or nature conservation.

EN11 Proposals for major new reservoirs in Oxfordshire will be permitted only if there is a proven need for increased water resources which cannot be met in more economical and environmentally less intrusive ways, and all reasonable measures to manage demand for water, including controlling loss through water leakage, have been taken.



Developing the local economy

Provision for employment development

E1 Development for employment purposes should be located so as to meet the objectives and priorities of this Plan. In particular it should:

- provide for the requirements of activities which contribute to the regional and local priorities for economic development. This includes providing a range of accommodation for small businesses and innovation, skills development, business infrastructure and linkages within the knowledge based economy;
- be located mainly in or adjoining urban areas or in existing concentrations of employment with good accessibility from residential areas, particularly by non-car modes of transport;
- as far as practicable incorporate measures to encourage shorter journeys to work and travel on foot, by cycle or public transport;
- not be of a scale or character that gives rise to large increases in commuting in the area or low intensity uses of land which generate heavy traffic on local roads.

Priority should be given to development which supports educational, scientific and technological sectors and responds to the needs of established and emerging clusters within the county.

Oxford City

E2 In Oxford, development for employment uses will be expected to take place primarily on previously developed land or in conjunction with redevelopment schemes for mixed uses incorporating housing, town centre or other facilities. Development should have regard to the priorities set out in Policy E1 and to the objective of providing a range of accommodation for businesses in Oxford and contributing to the diversity of local employment opportunities, while maintaining or improving the balance between jobs and resident workforce in the city.

Where employment use of a site ceases, its future use should be assessed in the light of the above considerations, its suitability for alternative uses and whether there is a realistic prospect of it being re-used for employment purposes.



Employment land provision in towns

- E3 In the main towns of Banbury, Bicester, Didcot and Witney the provision of land for employment will be made:
- a) to achieve an appropriate balance between the number and type of jobs and the size and skills of the local workforce; and
 - b) to provide for the expansion and relocation of existing local firms and to accommodate firms which need to be located in the area, including provision to support the development of science based industries or other important business clusters.

A limited amount of land for employment will be made available in Abingdon, Carterton, Chipping Norton, Faringdon, Henley, Thame, Wallingford, Wantage and Grove. In deciding on the amount of employment land available in the above towns, weight shall be given to the content of action plans that have been carried out following health checks and other processes. Where such plans show the need for additional land to maintain the vibrancy of market towns, then additional employment land shall be released.

Elsewhere the provision of land for employment generating uses will be restrained and limited to activities that do not give rise to excessive or inappropriate traffic.

Small firms and local employment diversity

- E4 Proposals for small scale premises (up to about 500 square metres) including proposals that encourage farm or rural diversification will normally be permitted in appropriate locations.

Tourism and culture

- E5 Tourism projects which are based on the conservation and enjoyment of the county's inherent qualities and heritage will be encouraged in appropriate locations, particularly where the proposed development is accessible by foot, cycling or public transport.

Employment and housing

- E6 In considering proposals for employment generating development which would generate a demand for housing, account will be taken of the existing or planned housing provision.



Housing

The amount and distribution of housing

H1 Provision will be made for about 37,300 additional dwellings (net) between 1 April 2001 and 31 March 2016. The provision will be distributed as follows:

	2001 - 2016
Cherwell	9,350
Oxford	6,500
South Oxfordshire	7,500
Vale of White Horse	7,150
West Oxfordshire	6,800
Total	37,300

The main locations for new housing will be within Oxford (about 6,500 dwellings), Banbury (about 3,700 dwellings), Bicester (about 3,300 dwellings), Didcot (about 4,500 dwellings), Witney (about 3,000 dwellings), and Grove (about 2,100 dwellings).

Elsewhere, most development should take place in larger settlements where a reasonable range of employment, services and community facilities exist, are planned or can be provided at reasonable cost. Significant additional housing development, including inappropriate infill, should be avoided where this is likely to result largely in commuting by car to urban centres and where travel needs are unlikely to be well served by public transport. In small settlements and villages housing development will be limited to that required to meet local needs and support balanced communities in villages.

Local planning authorities should seek to maximise the proportion of new dwellings built on previously developed land in accordance with national and regional guidance, while maintaining total housing delivery at the levels required to fulfil the provision set out above.

Where appropriate, phasing will be used and the release of large sites managed so that priority is given to the development of previously developed land and buildings within urban areas, and land is released gradually throughout the plan period, and to ensure the provision of necessary supporting infrastructure, services and facilities and other improvements.



Upper Heyford

- H2
- a) Land at RAF Upper Heyford will provide for a new settlement of a maximum of about 1000 dwellings and necessary supporting infrastructure, including a primary school and appropriate community, recreational and employment opportunities, as a means of enabling environmental improvements and the heritage interest of the site as a military base with Cold War associations to be conserved, compatible with achieving a satisfactory living environment.
 - b) Proposals for development must reflect a revised comprehensive planning brief adopted by the district council and demonstrate that the conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the whole of the former air base in association with the provision of the new settlement.
 - c) The new settlement should be designed to encourage walking, cycling and use of public transport rather than travel by private car. Improvements to bus and rail facilities and measures to minimise the impact of traffic generated by the development on the surrounding road network will be required.

Design, quality and density of housing development

- H3
- Housing development should be at a density of at least 30 dwellings per hectare. Higher densities will be sought on sites within urban areas, close to town centres or where there is a good range of existing or planned services and facilities. Densities of at least 50 dwellings per hectare will be required in locations which are or can be well served by public transport. New housing development should:
- a) be designed to a high quality, taking into account the character of the site and surroundings; and
 - b) include a variety of dwelling types and sizes to help create balanced communities and to meet the needs of all sections of the community, including small households.

Major urban extensions should be planned as mixed communities and should provide the services and facilities needed to support them and create safe and attractive places to live.

Affordable housing

- H4
- Provision shall be made in local plans or development frameworks and through the determination of applications for planning permission, for affordable housing including housing for key workers, at a level commensurate with the identified need for such housing in each District. The amount and size of site where provision will be sought will be determined by local planning authorities based on assessments of local need. Provision will normally be made on site and be subject to permanent and enforceable arrangements to ensure the benefits will be passed on to subsequent occupiers.



Town centres

The principal locations for development

TC1 Development in Oxford city centre will be permitted where it maintains and enhances the sub-regional role and diversity of the centre.

Apart from Oxford city centre, the other main locations for the development of retail and other facilities will be the town centres of Banbury, Bicester, Didcot, Witney and Wantage.

Development in other town and district centres will be encouraged to sustain and enhance their vitality and viability.

Maintaining and enhancing centres

TC2 Major new development should be located on city or town centre sites. If there are no suitable town centre sites then edge-of-centre, followed by out-of-centre sites will be considered where the need for the development can be demonstrated, where there are no alternatives and the development would not harm the viability of existing centres or local shops.

Proposals should sustain and enhance the vitality and viability of centres by:

- (a) extending the range and quality of shops and other central facilities;
- (b) improving the environment, character and quality of a centre;
- (c) encouraging diversity of uses, including residential accommodation; and
- (d) improving accessibility.

Recreation and leisure

Countryside recreation

R1 The local planning authorities will encourage optimum use to be made of existing countryside recreation facilities and resources. Opportunities to create new outdoor facilities which are appropriate in scale and sensitive to a rural location will be supported.

Access to the countryside and rights of way network

R2 The local planning authorities will seek to increase and improve access to the countryside.

The existing network of public rights of way, including routes in the towns, will be maintained and improved. Development which would damage the rights of way network will be resisted.

The River Thames

R3 The character and environment of the River Thames and its immediate valley will be protected and where appropriate enhanced.

Proposals for development which will adversely affect the character of the river and its setting will not be permitted. Development that would restrict public access alongside the river will not be permitted.



Other waterways

R4 The character and environment of the Oxford Canal will be protected and where appropriate enhanced.

The historic route of the Wilts and Berks Canal and appropriate alternative routes where this is not possible will be safeguarded with a view to its long-term re-establishment as a navigable waterway.

Proposals for development which will adversely affect the character or setting of these canal corridors will not be permitted.

Energy

Proposals for renewable energy development

EG1 Proposals for renewable energy development will be encouraged to help meet Oxfordshire's contribution to regional targets, and to support the development of a more dispersed and locally based pattern of energy generation and use. Proposals will be permitted subject to consideration of their impact on the environment, local communities and traffic generation and their wider environmental and economic benefits. New renewable energy generating plant should be located as close to the energy source material as possible.

Combined heat and power

EG2 Wherever practical proposals for new energy generation plant should include combined heat and power or the recovery of waste heat for use in other processes. The use of combined heat and power in proposals for major development, including proposals for district heating, will be encouraged.

New generating plant

EG3 As far as legislation allows, proposals for new large conventional or other non-renewable power stations will be expected to demonstrate that alternatives to additional generating capacity, including investment in energy conservation measures, have been considered and that the proposal represents the best practicable environmental option.



Minerals

M1 Permission will be granted for mineral working at appropriate locations provided it can be demonstrated that any adverse environmental or other impact that the development would be likely to cause is outweighed by the need for the mineral, having regard to:

- a) the need to maintain landbanks of permitted reserves for aggregate minerals in line with national and regional guidance;
- b) the need to ensure a steady supply of mineral materials for local markets;
- c) the need to supply material for major construction projects from borrow pits; and
- d) national and regional needs for non-aggregate minerals.

Mineral working will not be permitted unless there are satisfactory provisions for the land to be progressively restored within a reasonable timescale to an acceptable use that is appropriate to its location. The County Council will seek to secure the restoration and long-term management of appropriate mineral working sites for nature conservation and public access.

M2 Locations for sand and gravel working will be identified in the Minerals and Waste Development Framework. In identifying appropriate locations, the County Council will take account of the distribution of sand and gravel resources; the existing pattern of supply and distribution of workings; proximity to main market areas; accessibility to the main transport routes; risk of birdstrike; restoration and after use potential; and development plan policies, in particular which seek to safeguard:

- important archaeological remains, historic buildings and areas;
- areas and sites of nature conservation importance, especially Special Areas of Conservation and Sites of Special Scientific Interest;
- features of landscape importance, especially Areas of Outstanding Natural Beauty;
- best and most versatile agricultural land;
- the water environment;
- land uses which are sensitive to nuisance; and
- the safety and convenience of all road users, including pedestrians and cyclists.

Mineral safeguarding

M3 Mineral resources of potential economic importance will be safeguarded for possible future use. Development that would prevent or make significantly more difficult their possible future working will not be permitted.

Old mineral workings

M4 The County Council will seek to secure the environmental improvement of mineral working sites that are not being worked and restored, or that have not been restored, to modern standards.



Waste management

WM1 Provision will be made for the treatment and/or disposal of a quantity of waste equivalent to the total quantity of waste produced in Oxfordshire, except for that waste which requires management at specialised sub-regional, regional or national facilities. Provision will also be made for the reception and treatment and/or disposal of waste from London, provided it is consistent with regional policy and the waste is transported by rail or water for the principal component of its journey.

Waste management facilities

WM2 Permission will be granted for waste management facilities (for re-use, recycling, composting, resource recovery, treatment, transfer, and landfill) to ensure sufficient capacity for the management of that waste which needs to be managed within Oxfordshire, having due regard to the principle of best practicable environmental option, including the waste hierarchy and the proximity principle. Proposals which move waste management up the hierarchy will be encouraged. Permission will only be granted for landfill required for the disposal of waste which remains after reduction, re-use, recycling and recovery policies have been applied.

WM3 Permission for landfill (including land raising) will be granted only where it is required for the restoration of active or unrestored mineral workings to appropriate after-uses or where there would be an overall environmental benefit.