

## Cholsey Parish Council – Neighbourhood Plan (CNP) revision

Comparison of Policies with SODC Local Plan 2035 V2



### Colour coding

Red	Difference with SODC Policy
Amber	Potential difference with SODC Policy
Green	No difference with SODC Policy

### Notation

In this table, n/a indicates no CNP impact. This may be because the Local Plan is sufficient and CNP is happy to support without further comment.

<u>Doc Ref</u>	<u>SODC Policy Ref</u>	<u>Policy</u>	<u>CNP Policy Ref</u>	<u>Policy</u>
<b>Strategic</b>				
1.	STRAT1	The Overall Strategy		n/a
2.	STRAT2	<p>Housing Requirements</p> <p>1. During the plan period, provision will be made to meet the following requirements:</p> <p>2. Housing requirements</p> <ul style="list-style-type: none"> <li>• South Oxfordshire Housing Requirement 775 homes per year (17,825 between 1 April 2011 and 31 March 2034)</li> <li>• Addressing Oxford's contribution to the Growth Deal 495 homes per year (4,950 between 1 April 2021 and 31 March 2031)</li> <li>• Total housing requirement for the plan period 22,775 homes</li> </ul> <p>3. Employment land requirements</p> <ul style="list-style-type: none"> <li>• South Oxfordshire Employment Requirement 37.5 hectares between 1 April 2011 and 31 March 2034</li> </ul> <p>4. These requirements are to be delivered in accordance with the spatial strategy set out in STRAT1.</p> <p>5. The locations and trajectory for housing development is identified in policies H1.</p> <p>6. The appropriate level of new housing and employment will be monitored and a review undertaken within five years following the adoption of the Local Plan, taking into account the most up-to-date evidence available at that time.</p>		Included for info. No corresponding CNP Policy
3.	STRAT3 - STRAT1 4	Relating to areas other than Cholsey		n/a
<b>Housing</b>				
4.	HEN1 TH1 WAL1	Henley Thame Wallingford		n/a
5.	H1	Delivering new homes.	CNP H1	Proposals on the adjoining sites CHOL1 and CHOL7 shall be in general

	<p>1. Housing development (including general market housing and affordable housing – land use class c3 – and institutional accommodation for older people – land use class c2 – where need is demonstrated) will be permitted at strategic allocations, smaller sites allocated or carried forward in this Plan and on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed in larger villages and market towns, planning applications will be considered against the housing targets for the towns and larger villages as identified in Policies H3 and H4 of this Plan.</p> <p>2. The Development Plan contains a range of site types and sizes that will be developed with different time scales and that are dependent on different infrastructure. The Council has developed a detailed development trajectory (shown at Appendix 8) that will provide the annual delivery targets for this plan period.</p> <p>3. Housing development on sites not allocated in the development plan will only be permitted where: i) it is for affordable housing on a rural exception site in accordance with Policy H10; or ii) it is appropriate infilling within the existing built up areas of towns, larger, smaller and other villages as defined in the settlement hierarchy (shown in Appendix 7); or iii) it is brought forward through a community right to build order; or iv) there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or v) it is a proposal involving the sensitive, adaptive re-use of vacant or redundant building(s). Provided that the building(s) in question are proven to not be in a viable use as required by other policies of this Plan.</p> <p>4. On sites that are not allocated in the development plan, housing development and conversions to dwellings will be permitted on previously-developed land that is in and adjacent to the existing built-up areas of towns, larger villages and smaller villages provided that it does not conflict with other policies in the Development Plan. In other locations, the potential to develop previously developed land will be balanced against other policies of the Development Plan, particularly with reference to safe and sustainable access to services and facilities and safeguarding the natural and historic environment.</p> <p>5. Proposals that will bring empty housing back into residential use will also be encouraged.</p>	H1a H2	<p>accordance with the Masterplan (MAP 5) and shall provide or ensure that:</p> <ul style="list-style-type: none"> <li>- access via an improved junction at the East End Farm CHOL1 access to the Wallingford Road to include a 15m separation between Goldfinch Lane and the improved East End Farm access</li> <li>- footpath and cycle links through the site linking Wallingford Road to Caps Lane and Ilges Lane</li> <li>- traffic calming on the Wallingford Road</li> <li>- substantial buffer planting and green infrastructure around the northern, eastern and south western boundaries of the site including a green corridor between the houses along the Wallingford Road and the new development and an area of community woodland as shown on the masterplan</li> <li>- new fencing and at least 5m of buffer planting between all homes in Rothwells Close and the new development</li> <li>- the design, layout, orientation and massing of the new houses has regard to the character and appearance of the dwellings to the north-west and south of the site and to the setting of the village within the wider rural landscape</li> <li>- a range and mix of new homes to meet the housing needs set out in the</li> </ul>
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		6. The Council will support development which provides for the residential needs for all parts of our community, including Gypsies, Travellers, Travelling Showpeople and caravan dwellers. Proposals for new residential caravan and mobile home sites will be considered in accordance with the housing policies of the Development Plan. Planning permission for single residential caravans or mobile homes will only be given in exceptional circumstances and on a temporary and personal basis.		Neighbourhood Plan Housing Mix Strategy - an appropriate setting for listed buildings in the vicinity of the site - contributions to community buildings and education to include a preschool - new allotments together with appropriate parking facilities - recreation facilities for young children and for teenagers - appropriate contributions to public transport provision, and for bus stop improvements
6.	H2, H3	Didcot, Henley, Thame, Wallingford		n/a
7.	H4	Larger villages. 1. A housing requirement of 499 homes will be collectively delivered through Neighbourhood Development Plans and Local Plan site allocations at the Larger Villages as follows: <ul style="list-style-type: none"> <li>• 27 homes at Cholsey</li> <li>• 233 homes at Goring-on-Thames</li> <li>• 46 homes at Nettlebed</li> <li>• 108 homes at Sonning Common</li> <li>• 131 homes at Woodcote</li> </ul> 2. If a Neighbourhood Development Plan has not adequately progressed with allocating sites* to meet these requirements within 12 months of adoption of this Local Plan, planning applications for housing in the larger villages will be supported provided that proposals comply with the overall housing distribution strategy as set out in Policy STRAT1. * the plan has reached submission stage and has allocated sufficient housing sites	CNP H1	CNP was not made at the time the SODC Local Plan 2011 – 2034 was made.  Land is allocated to provide around 189 new homes on sites shown on the Proposals Map on the following three sites: <ul style="list-style-type: none"> <li>- East End Farm (CHOL1 together with land west of Wallingford Road (part of CHOL7) around 165 homes</li> <li>- Boshers Yard corner of A329 and Papist Way (CHOL9) around 10 homes</li> </ul>

				- Fairmile (CHOL10) 14 homes
8.	H5 – H7	Nettlebed		n/a
9.	H8	Smaller villages		n/a
10	H9	<p>Affordable Housing.</p> <p>1. The Council will seek affordable housing contributions in accordance with the criteria set out below:</p> <ul style="list-style-type: none"> <li>• 40% affordable housing on all sites with a net gain of 10 or more dwellings or a combined gross floorspace of more than 1000sqm (internal area).</li> <li>• Within the Areas of Outstanding Natural Beauty (AONB): 40% affordable housing on all sites with a net gain of five or more dwellings or a combined gross floorspace of more than 1000sqm (internal area). For proposals of less than 10 homes in the AONB, this will be sought as a financial contribution.</li> <li>• On sites adjacent to Oxford City: 50% affordable housing on all sites with a net gain of 10 or more dwellings or a combined gross floorspace of more than 1000sqm (gross internal area).</li> </ul> <p>2. Proposals where affordable housing is required should have regard to the following:</p> <p>i) In circumstances where it can be adequately demonstrated that the level of affordable housing being sought would be unviable, alternative tenure mixes and levels of affordable housing provision, may be considered.</p> <p>ii) In cases where the 40% calculation provides a part dwelling, a financial contribution will be sought equivalent to that part residential unit.</p> <p>iii) The Council will expect a tenure mix of 40% affordable rented, 35% social rented and 25% other affordable routes to home ownership.</p> <p>iv) With the exception of part dwellings, the affordable housing should be provided on site and the affordable housing should be mixed with the market housing.</p> <p>v) The affordable housing should meet required standards and should be of a size and type which meets the requirements of those in housing need.</p>	CNP H4	Affordable housing and Starter Homes shall be provided in new housing developments as required by the South Oxfordshire development plan.

		<p>vi) Affordable housing should be indistinguishable in appearance from market housing on site and distributed evenly across the site, with these units being clustered in groups of no more than 15 homes.</p> <p>vii) To prevent the artificial subdivision of sites with the same landowner, where land is subdivided to create separate development schemes that cumulatively meet the thresholds of this policy, the Council will consider the site as a whole and will seek affordable housing on each part. The Council will also consider the site as a whole where a developer seeks to amalgamate adjacent sites with the same landowner into a single development thereby meeting the threshold.</p>												
11	H10	<p>Affordable Housing - Exceptions</p> <p>1. In exceptional circumstances, small-scale affordable housing schemes may be permitted within or adjoining villages, provided that:</p> <p>i) it can be demonstrated that all the proposed dwellings meet a particular local need that cannot be accommodated in any other way</p> <p>ii) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people</p> <p>iii) there are no overriding amenity, environmental, design or highway objections; and iv) there are adequate local services and facilities in the settlement.</p> <p>2. Planning obligations will be sought before planning permission is issued to ensure that the above conditions are met.</p>		n/a										
12	H11	<p>Housing Mix</p> <p>1. A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</p> <p>2. All affordable housing and at least 15% of market housing on sites of 11 dwellings or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards).</p> <p>3. At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings.</p> <p>4. On sites of 100 dwellings or more plots should be set aside to allow for at least 3% of market housing dwellings to be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings (or any replacement standards). The exact requirement should be based on evidence regarding current demand. The</p>	None	<p>CNP has no Policy covering Housing Mix, however a suggested mix is included in Appendix 5.</p> <p>This is a comparison of SODC 'emerging plan' vs CNP made plan.</p> <p>SODC Emerging Local Plan guidance for market housing</p> <table border="1"> <thead> <tr> <th></th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4+ bed</th> </tr> </thead> <tbody> <tr> <td>SODC Emerging Local Plan guidance for market housing</td> <td>6%</td> <td>27%</td> <td>43%</td> <td>24%</td> </tr> </tbody> </table> <p>CNP for market housing</p>		1 bed	2 bed	3 bed	4+ bed	SODC Emerging Local Plan guidance for market housing	6%	27%	43%	24%
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		<p>plots should be marketed to an acceptable level for a period of 12 months to identify an appropriate buyer.</p> <p>5. All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</p> <p>6. The mix of housing shall be in general conformity with the Council's latest evidence* and Neighbourhood Development Plan evidence where applicable for the relevant area.</p> <p>*the latest evidence is in the Oxfordshire SHMA 2014, but the council's housing mix evidence will be updated and published periodically.</p>		<p>1 bed 2 bed 3 bed 4+bed 12% 20% 45% 23%</p> <p>SODC figures in made plan have this caveat: 'the latest evidence is in the Oxfordshire SHMA 2014, but the council's housing mix evidence will be updated and published periodically'. There has not been any update.</p>
13	H12	<p>Self-Build and Custom</p> <p>1. The Council will support proposals for self-build and custom build projects that are delivered in accordance with policies in the Development Plan.</p> <p>2. On strategic allocations the Council will seek 3% of the proportion of the developable plots to be set aside for self-build and custom build. This will be reviewed through the Authority Monitoring Report, subject to the need shown on the register. Self and custom build properties could provide market or affordable housing.</p> <p>3. Neighbourhood Development Plans should consider the local need for this type of development and where appropriate identify specific sites to allocate for self-build and custom housing.</p> <p>4. Where serviced plot(s) for Self and Custom Build have been sought as part of an allocation in a Neighbourhood Development Plan or Strategic Allocations within the Local Plan, they must be made available and marketed for an appropriate time (to be agreed with the Local Planning Authority through the granting of planning permission for the site). If, following this marketing these plots have not sold, and sufficient evidence is provided that there is not likely to be market interest in the plot(s), the applicant will be able to develop the land for further market housing.</p>	CNP H3	<p>Proposals for self-build and custom build homes within Cholsey will be supported where they meet policies in the development plan.</p>
14	H13	Specialist Accommodation for Older People.		n/a
15	H14 – H15	Provision for Gypsies, travellers and travelling Showpeople		n/a
16	H16	<p>Infill Development and Redevelopment</p> <p>1. Proposals for housing on sites within the built-up areas of the towns and villages will be permitted provided that: i) an important open space of public,</p>	CNP H2	<p>The village Built-up Area Boundary is defined on the Proposals Map. Permission will be supported for new</p>

		<p>environmental, historical or ecological value is not lost, nor an important public view harmed; ii) if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement; and iii) it does not conflict with other policies in the Development Plan.</p> <p>2. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location and this will be directed, in part, by the settlement hierarchy as shown on the table below.</p> <p>3. Proposals for the redevelopment of existing sites for residential use will be supported in accordance with the table below:</p> <table border="1" data-bbox="421 624 1043 1383"> <thead> <tr> <th>Settlement type</th> <th>Infill limit</th> <th>Redevelopment supported</th> </tr> </thead> <tbody> <tr> <td>Towns / Larger villages</td> <td>No limit</td> <td>No limit</td> </tr> <tr> <td>Smaller villages</td> <td>Sites of up to 0.2ha (equivalent to 5 to 6 homes)</td> <td>No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line</td> </tr> <tr> <td>Other villages</td> <td>Sites of up to 0.1ha (equivalent to 2 to 3 homes)</td> <td></td> </tr> </tbody> </table>	Settlement type	Infill limit	Redevelopment supported	Towns / Larger villages	No limit	No limit	Smaller villages	Sites of up to 0.2ha (equivalent to 5 to 6 homes)	No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line	Other villages	Sites of up to 0.1ha (equivalent to 2 to 3 homes)		<p>homes on infill sites which lie within the village Built-up Area Boundary provided that:</p> <ul style="list-style-type: none"> <li>the proposal does not have an unacceptable impact on an important open space of value to the community nor a space of environmental or ecological value, nor an important public view as set out in document - Cholsey Views Assessment</li> <li>an important open space of public, environmental or ecological value is not unacceptably harmed, nor an important public view as set out in document - Cholsey Views Assessment unacceptably harmed</li> <li>the proposal would not produce an unacceptable impact on noise, privacy and access, for example by creating a narrow side access in the neighbourhood area to the rear, and would not extend the built limits of the settlement</li> <li>maintains the general character and appearance of the area</li> </ul> <p>Proposals for development outside the built-up area will only be supported if they are appropriate to a countryside location and are otherwise consistent with development plan policies.</p>
Settlement type	Infill limit	Redevelopment supported													
Towns / Larger villages	No limit	No limit													
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				with other policies in the Development Plan.		
17	H17:	Sub-division and conversion to Multiple Occupation				n/a
18	H18	<p>Replacement Dwellings</p> <p>1. Proposals for the replacement of an existing dwelling located outside the built-up limits of settlements will be permitted provided that: i) the residential use of the existing dwelling has not been abandoned; ii) the existing dwelling is not subject to a temporary or time limited planning permission; iii) where the dwelling is listed, or of historic, visual or architectural merit or interest, repair and restoration is to be fully explored before replacement is entertained; iv) within the Green Belt the proposed replacement dwelling is not materially larger than the original* dwelling; and v) the proposal can demonstrate that satisfactory vehicular access and parking arrangements and adequate amenity areas are retained for the replacement dwelling.</p> <p>*'Original' means the volume as existing on July 1st 1948, or if constructed after that date, as originally built. external garages and outbuildings will not be included in this calculation.</p>				n/a
19	H19	<p>Re-use of rural buildings</p> <p>1. When planning permission is required for a change of use of rural buildings priority will be given to employment uses in order to support sustainable rural economic development.</p> <p>2. In the case of proposals for the re-use of a rural building(s) for residential use where planning permission is required it will only be granted where other uses have been explored and found to be unacceptable in planning terms and where the location constitutes sustainable development.</p>				n/a
20	H20	Rural Workers Dwellings				n/a
21	H21	<p>Extensions to Dwellings</p> <p>1. Extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:</p>			CNP H6 H7	Specific evidence is provided to vary this policy. New housing proposals should meet the requirements in Oxfordshire County Council's Residential Parking Provision Policy <sup>27</sup> except that parking

	<p>i) in the Green Belt, outside of the built form the larger and smaller villages the proposed extension or alteration does not result in disproportionate additions over and above the size of the original* dwelling or ancillary building</p> <p>ii) adequate and satisfactory parking is provided in accordance with the current Oxfordshire County Council parking standards*, unless specific evidence is provided to justify otherwise</p> <p>iii) amenity areas are provided for the extended dwelling that accord with the South Oxfordshire Design Guide</p> <p>iv) the proposal does not conflict with other policies in the Development Plan.</p> <p>*'Original' means the volume as existing on July 1st 1948, or if constructed after that date, as originally built. Garages and outbuildings will not be included in this calculation.</p> <p>*See OCC parking document Appendix C  <a href="#">Parking Standards for New Residential Developments</a></p>	CNP H7	<p>should be provided in new residential developments, including extensions to existing homes, in accordance with the following minimum standards:</p> <table border="1" data-bbox="1525 373 2038 887"> <thead> <tr> <th>Number of bedrooms</th> <th>Number of off-road parking spaces (1 allocated and remainder unallocated)</th> <th>Number of off-road parking spaces (2 allocated and remainder unallocated)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1.4</td> <td></td> </tr> <tr> <td>2</td> <td></td> <td>2.3</td> </tr> <tr> <td>3</td> <td></td> <td>2.4</td> </tr> <tr> <td>3 / 4</td> <td></td> <td>2.5</td> </tr> <tr> <td>4</td> <td></td> <td>3</td> </tr> <tr> <td>5+</td> <td></td> <td>3.5</td> </tr> </tbody> </table> <p>On sites of 10 or more homes parking spaces must be provided at least in accordance with the above requirements, on smaller sites and/or where parking is being provided on the house site the requirement should be rounded up to a whole number.</p> <p>Extensions to existing homes will be supported where they meet the following criteria:</p>	Number of bedrooms	Number of off-road parking spaces (1 allocated and remainder unallocated)	Number of off-road parking spaces (2 allocated and remainder unallocated)	1	1.4		2		2.3	3		2.4	3 / 4		2.5	4		3	5+		3.5
Number of bedrooms	Number of off-road parking spaces (1 allocated and remainder unallocated)	Number of off-road parking spaces (2 allocated and remainder unallocated)																						
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				<ul style="list-style-type: none"> <li>the scale, height and form fit unobtrusively with the existing building and the character of the street scene</li> <li>spacing between buildings respects the character of the street scene</li> <li>gaps which provide for important landscaping or views out of the village to surrounding countryside are maintained</li> <li>materials are in keeping with the materials of the existing building</li> <li>the traditional boundary treatment of an area is retained and, where feasible, reinforced and the privacy, daylight and sunlight of adjoining residents are safeguarded</li> </ul>
22	H22	Town Centre residential loss		n/a
<b>Employment</b>				
23	EMP1 – EMP14	Various		n/a
<b>Infrastructure</b>				
24	INF1	<p>Provision</p> <p>1. New development must be served and supported by appropriate on-site and off-site infrastructure and services.</p> <p>2. Planning permission will only be granted for developments where the infrastructure and services needed to meet the needs of the new development is already in place or will be provided to an agreed timescale. Infrastructure includes the requirements set out in the Council’s Infrastructure Delivery Plan, Leisure Study, Green Infrastructure Strategy, any relevant made Neighbourhood Development Plans, and/or infrastructure needed to mitigate the impact of the new development.</p> <p>3. Infrastructure and services, required as a consequence of development, and provision for their maintenance, will be sought from developers, and secured through planning obligations, conditions attached to a planning permission, other</p>	CNP 11	Where appropriate new housing developments should provide or contribute towards facilities, including the enhancement of existing facilities, for formal and informal sport and recreation to meet adopted standards for the increased population generated by the development. This must include provision for toilets, changing facilities, maintenance and parking as well as increased pitches and other facilities. On larger developments the provision of open space, sport, recreation and play is

		<p>agreements, and funding through the Council’s Community Infrastructure Levy (CIL) or other mechanisms.</p> <p>4. Development will also need to take account of existing infrastructure, such as electricity pylons or gas pipelines running across development sites. Early engagement with infrastructure providers will be necessary, with any changes set down and agreed at planning application stage, for example through planning conditions.</p>	<p>CNP 12</p> <p>CNP 14</p> <p>CNP 15</p> <p>CNP 16</p> <p>CNP 17</p>	<p>expected to be delivered on site. On smaller developments (less than 75 houses), developers should contribute to enhancing existing facilities in the village.</p> <p>Proposals for a doctor’s surgery in the village will be supported, provided the proposals can demonstrate the site is suited to this purpose in terms of access, car parking and design, and will not lead to a loss of amenity for residents.</p> <p>Proposals which improve parking, delivery and operational arrangements for shops around The Forty will be supported.</p> <p>Proposals that result in the loss of an essential community facility or service , including those in Graphic 1, through change of use or redevelopment, will not be supported unless:</p> <p>I. it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities</p> <p>II. it has been determined that the community facility is no longer needed</p> <p>III. in the case of commercial services, it is not economically viable.</p>
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			<p>CNP I8</p> <p>Proposals which improve facilities at the recreation ground will be supported.</p>
			<p>CNP I9</p> <p>Insofar as planning permission is required proposals that enable residents to work from home without detriment to neighbouring properties will be supported.</p>
			<p>CNP I10</p> <p>Proposals for business uses in or adjacent to the village which respect the scale of the village and its wider landscape setting will be supported where they meet other policies in the Development Plan.</p>
			<p>CNP I13</p> <p>Proposals which would involve the loss of the existing allotments or cemetery will not be supported. The existing allotments and cemetery shall be safeguarded for the benefit of all residents. New allotments shall be provided on any major housing scheme over 50 units to a standard of 20 allotments per 1000 population.</p>
			<p>Small scale proposals for local tourism will be supported, provided they are also in accordance with the relevant policies in the Development Plan. The provision of appropriate signage and a permanent display to enhance The Dame Agatha Christie Trail and to direct visitors to</p>

				village facilities will be particularly supported.
25	TRANS 1a – TRANS 1b	Supporting Strategic transport Investment across the Oxford to Cambridge expressway		n/a
26	TRANS 2	<p>Promoting Sustainable transport and accessibility</p> <p>1. The Council will work with Oxfordshire County Council and others to:</p> <p>i) ensure that where new development is located close to, or along, existing strategic public transport corridors, bus and/or rail services can be promoted and strengthened in response to increases in demand for travel and freight</p> <p>ii) plan positively for rail improvements within the area that support improved connectivity to areas of new development</p> <p>iii) ensure new development is designed to encourage walking and cycling, not only within the development, but also to nearby facilities, employment and public transport hubs</p> <p>iv) support provision of measures which improve public transport (including Park &amp; Ride), cycling and walking networks within and between towns and villages in the district</p> <p>v) support, where relevant, sustainable transport improvements in the wider Didcot Garden Town area and in and around Oxford, particularly where they improve access to strategic development locations</p> <p>vi) promote and support improvements to the transport network which increase safety, improve air quality, encourage use of sustainable modes of transport and/or make our towns and villages more attractive</p> <p>vii) adopt an approach to the provision and management of car parking aimed at improving the attraction of our town and village centres</p> <p>viii) ensure the needs of all users, including those with impaired mobility are planned for in development of transport improvements.</p>	<p>CNP T1</p> <p>CNP T2</p>	<p>Where appropriate new developments should connect to, and where possible, improve Cholsey's walking and cycling network. Where appropriate traffic calming, new junction arrangements and dedicated cycle and pedestrian paths should be provided.</p> <p>Proposals which improve public transport facilities, increase disabled provision and secure off-road car and cycle parking provision for rail users at Cholsey Station will be supported and encouraged. Where appropriate proposals should be designed to minimise their impact on the AONB.</p>
27	TRANS 3	Safeguarding Land		n/a
28	TRANS 4	Transport Assessments and Travel Plans		n/a

		<p>1. Proposals for new developments which have significant transport implications that either arise from the development proposed or cumulatively with other proposals will need to submit a transport assessment or a transport statement, and where relevant a Travel Plan. These documents will need to take into account Oxfordshire County Council guidance and Planning Practice Guidance<sup>28</sup> and where appropriate, the scope should be agreed with Highways England<sup>29</sup>.</p> <p>2. Appropriate provision for works and/ or contributions will be required towards providing an adequate level of accessibility by all modes of transport and mitigating the impacts on the transport network. Consideration should be given to the cumulative impact of relevant development both in South Oxfordshire and adjacent authorities, and how this links to planned infrastructure improvements. This should take into account the latest evidence base work, which, where relevant, will inform the scoping of the Transport Assessment and Travel Plan.</p> <p>3. The transport assessment or transport statement should, where relevant:</p> <ul style="list-style-type: none"> <li>i) illustrate accessibility to the site by all modes of transport</li> <li>ii) show the likely modal split of journeys to and from the site</li> <li>iii) detail the proposed measures to improve access by public transport, cycling and walking to reduce the need for car travel and reduce transport impacts</li> <li>iv) illustrate the impact on the highway network and the impact of proposed mitigation measures where necessary</li> <li>v) include a travel plan (that considers all relevant forms of transport including accessible transport for disabled people) where appropriate</li> <li>vi) outline the approach to parking provision.</li> </ul> <p>4. Where relevant, evidence obtained from this detailed work will inform the number and phasing of homes to be permitted on proposed development sites and will be established (and potentially conditioned) through the planning application process, in consultation with the Highway Authority.</p> <p>5. In accordance with the guidance, travel plans will be required, implemented and monitored for all developments that will generate significant amounts of movement.</p>		
29	TRANS 5	<p>Consideration of Development Proposals</p> <p>1. Proposals for all types of development will, where appropriate:</p> <ul style="list-style-type: none"> <li>i) provide for a safe and convenient access for all users to the highway network</li> </ul>	CNP H1a	n/a

		<ul style="list-style-type: none"> <li>ii) provide safe and convenient routes for cyclists and pedestrians, both within the development, and including links to rights of way and other off-site walk and cycle routes where relevant</li> <li>iii) provide for covered, secure and safe cycle parking, complemented by other facilities to support cycling where relevant</li> <li>iv) be designed to facilitate access to high quality public transport routes, including safe walking routes to nearby bus stops or new bus stops</li> <li>v) provide for appropriate public transport infrastructure</li> <li>vi) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment</li> <li>vii) where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, they should be constructed to adoptable standards and be completed as soon as they are required to serve the development</li> <li>viii) make adequate provision for those whose mobility is impaired</li> <li>ix) be designed to enable charging of plug-in and other low emission vehicles in safe, accessible and convenient locations</li> <li>x) provide for loading, unloading, circulation and turning space</li> <li>xi) be designed to enable the servicing of properties by refuse collection vehicles</li> <li>xii) provide for parking for disabled people</li> <li>xiii) provide for the parking of vehicles in accordance with Oxfordshire County Council parking standards, unless specific evidence is provided to justify otherwise</li> <li>xiv) provide facilities to support the take up of electric and/ or low-emission vehicles.</li> </ul>		
30	TRANS 6	<p>Rail</p> <p>1. Where required, and not covered within the scope of permitted development, planning permission will be granted for proposals which:</p> <ul style="list-style-type: none"> <li>i) improve rail services in South Oxfordshire</li> <li>ii) improve access to rail services including for disabled people</li> <li>iii) improve facilities at railway stations such as car and cycle parking and upgrades to interchanges provided that there are no significant adverse effects on the environment or amenities of residents.</li> </ul>	CNP T2	Proposals which improve public transport facilities, increase disabled provision and secure off-road car and cycle parking provision for rail users at Cholsey Station will be supported and encouraged. Where appropriate proposals should be designed to minimise their impact on the AONB.



31	TRANS 7	Lorry Movements		n/a
32	INF2	<p>Electronic Communications</p> <p>1. The Council will work with Oxfordshire County Council and others to promote faster, more reliable and more comprehensive coverage of electronic communications.</p> <p>2. Proposals for all new development should ensure appropriate infrastructure is provided during construction, sufficient to enable all development to be connected to full fibre broadband without any post development works.</p>	CNP H5	<p>As appropriate to the site context and scale of development proposed proposals for new housing in Cholsey must:</p> <ul style="list-style-type: none"> <li>• ensure that the new housing is well and safely connected with the village and surrounding countryside for pedestrians and cyclists</li> <li>• have good access to effective public transport services</li> <li>• minimise traffic through the village</li> <li>• ensure all types of housing are well integrated</li> <li>• provide good quality, well designed homes</li> <li>• provide an attractive environment maintaining Cholsey's distinctiveness</li> <li>• make provision for green infrastructure</li> <li>• meet the objectives in the South Oxfordshire Design Guide</li> <li>• provide a neighbourly environment for all residents</li> <li>• provide for residents' wellbeing and ensure they are not subject to unacceptable levels of noise or odour</li> <li>• provide facilities and infrastructure demonstrated to be required</li> </ul>

				<ul style="list-style-type: none"> <li>• meet the challenge of climate change and flooding</li> <li>• ensure new housing is in keeping with local character, materials and colour palette</li> <li>• provide for enough landscaping to soften the impact of the buildings and of the village in the wider landscape</li> <li>• contribute to improving provision for recreation for teenagers</li> <li>• make provision for access to fast broadband</li> </ul>
33	INF3	Telecomms Technology		n/a
34	INF4	<p>Water</p> <p>1. All development proposals must demonstrate that there is or will be adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve the whole development. Applicants will be required to demonstrate that there is adequate capacity both on and off site to serve the development and that it would not lead to problems for existing users. When there is a capacity constraint and improvements to off-site infrastructure are not programmed, the developer should set out how the infrastructure improvements will be completed prior to occupation of the development. For phased development proposals, each phase must demonstrate sufficient water supply and water treatment capacity.</p> <p>2. New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.</p> <p>3. Proposals that increase the requirement for water will only be permitted where adequate water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality, biodiversity or other land uses.</p>	<p>CNP I3</p> <p>CNP E3</p>	<p>All proposals for new housing should demonstrate that they will not exacerbate surface and groundwater drainage and flooding problems. Sustainable Drainage Systems (SuDS) should be incorporated into development proposals where possible. New developments must provide appropriate facilities for water supply and sewage disposal. New developments should also be designed in a way which will neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood area.</p> <p>All new developments shall be designed to Building Regulations water consumption standard for water scarce areas (110 litres per person per day)</p>

				Development proposals should respect the landscape, waterscape, cultural heritage and user enjoyment of the River Thames, its tributaries, floodplains, the Rideway and the Thames Path. Insofar as planning permission is required proposals for mooring stages, posts, earthworks or river facing banks with piles and planking outside the built-up area boundary will not be supported.
<b>Environment</b>				
35	ENV1	<p>Landscape and Countryside</p> <ol style="list-style-type: none"> <li>The highest level of protection will be given to the landscape and scenic beauty of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBS): <ul style="list-style-type: none"> <li>Development in an AONB or affecting the setting of an AONB will only be permitted where it conserves, and where possible, enhances the character and natural beauty of the AONB</li> <li>Development in an AONB will only be permitted where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB</li> <li>Major development in an AONB will only be permitted in exceptional circumstances and where it can be demonstrated to be in the public interest</li> <li>Development proposals that could affect the special qualities of an AONB (including the setting of an AONB) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment. AONB management plans will be a material consideration in decision making.</li> </ul> </li> <li>South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's valued landscapes, in particular:</li> </ol>	<p>CNP E1</p> <p>CNP H1a</p> <p>CNP H5</p>	<p>Cholsey's landscape, countryside and rural areas will be protected against inappropriate development and where possible enhanced.</p> <p>Within the AONB (as shown on Map 2) great weight will be given to conserving landscape and scenic beauty.</p> <p>Development proposals for major development will not be supported in this area except in exceptional circumstances and where they can be demonstrated to be in the public interest.</p> <p>Elsewhere in the neighbourhood area development proposals will only be supported where it would promote small scale economic growth which promotes the conservation and enhancement of the countryside.</p>

		<p>i) Trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries</p> <p>ii) Irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland</p> <p>iii) The landscapes, waterscapes, cultural heritage and user enjoyment of the River Thames, its tributaries and flood plains; iv) Other watercourse and water bodies</p> <p>v) The landscape setting of settlements or the special character and landscape setting of Oxford</p> <p>vi) topographical features</p> <p>vii) areas or features of cultural and historic value</p> <p>viii) important views and visually sensitive skylines</p> <p>ix) aesthetic and perceptual factors such as tranquillity, wildness, intactness, rarity, scale, enclosure.</p> <p>3. Development which supports economic growth in rural areas will be supported provided it conserves and enhances the landscape, countryside and rural areas.</p> <p>4. The Council will seek the retention of important hedgerows (according to the definition within the Hedgerow Regulations 1997). Where retention is not possible and a proposal seeks the removal of a hedgerow, the Council will require compensatory planting with a mixture of native hedgerow species.</p>		
36	ENV2	<p>Biodiversity - Designated Sites, Priority Habitats and Species.</p> <p>1. The highest level of protection will be given to sites of international nature conservation importance (Special Areas of Conservation). Development that is likely to result in a significant effect, either alone or in combination, on such sites will need to satisfy the requirements of the conservation of Habitat and Species regulations 2010 (as amended).</p> <p>2. Sites of Special Scientific Interest (SSSI) are of national importance. Development that is likely to have an adverse effect on a SSSI (either on its own or in combination with other developments) will only be permitted in exceptional circumstances, where it can be demonstrated that the benefits of the development in the location proposed clearly outweigh any harm to the special interest features and the SSSI's contribution to the local ecological network. In such circumstances, measures should be provided (and secured through planning</p>	CNP E2	Proposals which improve opportunities for residents and visitors to informally enjoy Cholsey's riverside location, or which improve facilities for river-based sport or recreation and are compatible with CNP E1 and CNP E3 will be supported.

		<p>conditions or legal agreements) that would mitigate or, as a last resort, compensate for the adverse effects resulting from development.</p> <p>3. Development likely to result, either directly or indirectly to the loss, deterioration or harm to:</p> <ul style="list-style-type: none"> <li>• Local Wildlife Sites</li> <li>• Local Nature reserves</li> <li>• Priority Habitats and Species</li> <li>• Legally Protected Species</li> <li>• Local Geological Sites</li> <li>• Ecological Networks (conservation target Areas)</li> <li>• Important or ancient hedges or hedgerows</li> <li>• Ancient woodland and veteran trees</li> </ul> <p>will only be permitted if</p> <p>i) the need for, and benefits of the development in the proposed location outweighs the adverse effect on the interests</p> <p>ii) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the interests</p> <p>iii) iii) measures will be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate or as a last resort, compensate for the adverse effects resulting from development.</p> <p>4. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused planning permission, unless there are wholly exceptional reasons justifying the granting of planning permission.</p> <p>5. Where development has the potential to affect a proposed wildlife site the developer must undertake surveys and assessments to determine whether the site meets the criteria for Local Wildlife Site status.</p>		
37	ENV3	<p>biodiversity – non-Designated Sites, Habitats and Species</p> <p>1. Development that will conserve, restore and enhance biodiversity in the district will be supported. All development should provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity. All proposals should be supported by evidence to demonstrate a biodiversity net gain using a recognised biodiversity accounting metric.</p>	CNP E2 H5	n/a

		<p>2. Development proposals which would result in a net loss of biodiversity will only be considered if it can be demonstrated that alternatives which avoid impacts on biodiversity have been fully explored in accordance with the mitigation hierarchy*. In the absence of alternative sites or layouts, development proposals must include adequate mitigation measures to achieve a net gain of biodiversity. Where harm cannot be prevented or adequately mitigated, appropriate compensation measures will be sought, as a last resort, through planning conditions or planning obligations (depending on the circumstances of each application) to offset the loss by contributing to appropriate biodiversity projects to achieve an overall net gain for biodiversity.</p> <p>3. Planning permission will only be granted if impacts on biodiversity can be avoided, mitigated or, as a last resort, compensated fully.</p>		
38	ENV4	<p>Watercourses</p> <p>1. Development of land that contains or is adjacent to a watercourse must protect and where possible, enhance the function and setting of the watercourse and its biodiversity. As a last resort development should provide mitigation for any unavoidable impacts.</p> <p>2. Development should include a minimum 10m buffer zone along both sides of the watercourse to create a corridor favourable to the enhancement of biodiversity.</p> <p>3. Proposals should avoid the culverting of any watercourse. Opportunities taken to remove culverts will be supported.</p> <p>4. Outside settlements, proposals for mooring stages will not be permitted. Proposals for posts, earthworks or facing riverbanks with piles and planking will not be permitted except under exceptional circumstances and in agreement with the Environment Agency. Where it is necessary to protect a riverbank from erosion, the protective measures must be designed to maintain and enhance the special character of the river and its environment, including its biodiversity</p> <p>5. Development which is located within 20m of a watercourse will require a construction management plan to be agreed with the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution.</p>	<p>CNP I3 CNP E2</p> <p>CNP E3</p>	<p>Proposals which improve opportunities for residents and visitors to informally enjoy Cholsey's riverside location, or which improve facilities for river-based sport or recreation and are compatible with CNP E1 and CNP E3 will be supported</p> <p>Development proposals should respect the landscape, waterscape, cultural heritage and user enjoyment of the River Thames, its tributaries, floodplains, the Ridgeway and the Thames Path. Insofar as planning permission is required proposals for mooring stages, posts, earthworks or river facing banks with piles and planking outside the built-up area boundary will not be supported.</p>

		6. Sites for new development with existing culverts will be expected to investigate the feasibility of de-culverting the watercourse. Where bridges are proposed as an alternative to culverting, the construction method should take into account the importance of maintaining an obstruction free bank for wildlife.		
39	ENV5	<p>Green Infrastructure in new Developments</p> <p>1. Development will be expected to contribute towards the provision of additional Green Infrastructure and protect or enhance existing Green Infrastructure.</p> <p>2. Proposals should:</p> <p>i) protect, conserve, enhance the district’s Green Infrastructure</p> <p>ii) provide an appropriate level of Green Infrastructure where a requirement has been identified for additional provision either within the Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, AONB Management Plan or the Habitats Regulations Assessment</p> <p>iii) avoid the loss, fragmentation, severance or other negative impact on the function of Green Infrastructure</p> <p>iv) provide appropriate mitigation where there would be an adverse impact on Green Infrastructure</p> <p>v) provide an appropriate replacement where it is necessary for development to take place on areas of Green Infrastructure.</p> <p>3. All Green Infrastructure provision should be designed to meet the quality standards set out within the Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, or the Didcot Garden Town Delivery Plan. Consideration should also be given to inclusive access using such guides as the Fieldfare Trust ‘Countryside for All – A good practice guide to Disabled People’s Access in the Countryside’ and the South Oxfordshire Design Guide. Where new Green Infrastructure is provided, applicants should ensure that appropriate arrangements are in place to ensure its ongoing management and maintenance.</p>	CNP H1a CNP H5	n/a
40	ENV6	<p>Historic environment</p> <p>1. The Council will seek to protect, conserve and enhance the District’s historic environment. This includes all heritage assets including historic buildings and structures, Conservation Areas, landscapes and archaeology.</p>	CNP E4	Proposals within the Cholsey Conservation Area or its setting and those affecting a listed building, registered historic park or garden, archaeological remains or its/their setting should identify the special

	<p>2. Proposals for new development should be sensitively designed and should not cause harm to the historic environment. Proposals that have an impact on heritage assets (designated and non-designated) will be supported particularly where they:</p> <ul style="list-style-type: none"> <li>i) conserve or enhance the significance of the heritage asset and settings. The more important the heritage asset, the greater the weight that will be given to its conservation</li> <li>ii) make a positive contribution to local character and distinctiveness (through high standards of design, reflecting its significance, including through the use of appropriate materials and construction techniques)</li> <li>iii) make a positive contribution towards wider benefits</li> <li>iv) provide a viable future use for a heritage asset that is consistent with the conservation of its significance</li> <li>v) protect a heritage asset that is currently at risk.</li> </ul> <p>3. The Council will work with landowners, developers, the community, Historic England and other stakeholders to:</p> <ul style="list-style-type: none"> <li>i) ensure that vacant historic buildings are appropriately re-used to prevent deterioration of condition</li> <li>ii) ensure that alterations (internal or external to the fabric of the building eg. to improve energy efficiency), are balanced alongside the need to retain the integrity of the historic environment and to respect the character and significance of the asset</li> <li>iii) identify criteria for assessing non-designated heritage assets and maintaining a list of such assets as Locally Listed Buildings</li> <li>iv) encourage Heritage Partnership Agreements, particularly for Listed Buildings on any 'at risk' register</li> <li>v) encourage better understanding of the significance of scheduled monuments on the "Heritage at Risk" Register and to aid in their protection</li> <li>vi) seek to reduce the number of buildings on the "Heritage at Risk" Register</li> <li>vii) better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans; and</li> <li>viii) support Neighbourhood Development Plans where they seek to assess their heritage assets and add to the evidence base.</li> </ul>	<p>interest, character, appearance, importance and significance of the heritage asset and contribution to those of the setting. Proposals should be well designed to conserve, or enhance and respect those attributes, particularly those features of the historic environment identified in this Plan and ensure the continued enjoyment of the historic context and character of Cholsey's important historic environment. If harm to archaeological remains is unavoidable and justified in accordance with the NPPF, the remains must be recorded, and the recording deposited in a public archive.</p>
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41	ENV7	<p>Listed Buildings</p> <p>1. Proposals for development, including change of use, that involve any alteration of, addition to or partial demolition of a listed building or within the curtilage of, or affecting the setting of a listed building will be expected to:</p> <p>i) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting</p> <p>ii) respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts</p> <p>iii) be sympathetic to the listed building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, and in accordance with the South Oxfordshire Design Guide.</p> <p>2. Where development proposals affecting the significance of a listed building or its setting will lead to substantial harm to or total loss of significance they will only be supported where it justified that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. This will be demonstrated by:</p> <p>i) the greater the harm to the significance of the Listed Building, the greater justification and public benefit that will be required [before the application could gain support]</p> <p>ii) providing exceptional circumstances exist for the demolition of a listed building</p> <p>iii) minimising any identified harm or loss to the Listed Building through mitigation.</p> <p>3. Changes of use will be supported where it can be demonstrated that the new use can be accommodated without any adverse effect on the significance of the building and its setting.</p>	CNP E4	n/a
42	ENV8	<p>Conservation Areas</p> <p>1. Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance. Development will be expected to:</p>	CNP E1	n/a

	<p>i) contribute to the Conservation Area’s special interest and its relationship within its setting. The special characteristics of the Conservation Area (such as existing walls, buildings, trees, hedges, burgage plots, traditional shopfronts and signs, farm groups, medieval townscapes, archaeological features, historic routes etc.) should be preserved</p> <p>ii) take into account important views within, into or out of the Conservation Area and show that these would be retained and unharmed</p> <p>iii) respect the local character and distinctiveness of the Conservation Area in terms of the development’s: siting; size; scale; height; alignment; materials and finishes (including colour and texture); proportions; design; and form, in accordance with the South Oxfordshire Design Guide and any relevant Conservation Area Character Appraisal</p> <p>iv) be sympathetic to the original curtilage of buildings and pattern of development that forms part of the historic interest of the Conservation Area</p> <p>v) be sympathetic to important spaces such as paddocks, greens, gardens and other gaps or spaces between buildings which make a positive contribution to the pattern of development in the Conservation Area</p> <p>vi) ensure the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area</p> <p>vii) ensure no loss of, or harm to any building or feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area.</p> <p>2. Where a proposed development will lead to substantial harm to or total loss of significance of a Conservation Area, consent will only be granted where it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss.</p> <p>3. Where a development proposal will lead to less than substantial harm to the significance of a Conservation Area, this harm will be weighed against the public benefits of the proposal.</p> <p>4. Wherever possible the sympathetic restoration and re-use of structures which make a positive contribution to the special interest, character or appearance of</p>		
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		<p>the Conservation Area will be encouraged to prevent harm through the cumulative loss of features which are an asset to the Conservation Area.</p> <p>5. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. In some circumstances, further survey, analysis and recording will be made a condition of consent.</p>		
43	ENV9	Archaeology and Scheduled Monuments		n/a
44	ENV10	Historic battlefields, registered Parks and Gardens and Historic Landscapes		n/a
45	ENV11	Pollution - Impact from existing and/ or Previous Land uses on new Development (Potential receptors of Pollution)		n/a
46	ENV12	Pollution - Impact of Development on Human Health, the natural environment and/or Local amenity (Potential Sources of Pollution)		n/a
47	EP1 EP2	Air Quality Hazardous Substances		n/a
48	EP3	<p>Waste collection and recycling</p> <p>1. Development proposals for residential use must ensure:</p> <p>i) adequate facilities are provided for the sorting, storage and collection of waste and recycling</p> <p>ii) sufficient space is provided for the storage and collection of individual or communal recycling and refuse containers</p> <p>iii) access is provided that is safe for existing users/residents and for refuse and recycling collection vehicles.</p> <p>2. Development proposals for non-residential use must ensure:</p> <p>i) sufficient space is provided for the storage of communal recycling and refuse containers</p> <p>ii) provision is made that is adequate for the proposed use. The location and design of recycling and refuse provision should be integral to the design of the proposed development.</p> <p>3. In assessing recycling and refuse provision, the following points should be considered:</p>		n/a

		<p>i) the level and type of provision, having regard to the above requirements and relevant space standards</p> <p>ii) the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles</p> <p>iii) the impact of the provision on visual amenity, having regard to the need to minimise the prominence of the facilities and screen any external provision</p> <p>iv) the impact of the provision on health and amenity of neighbouring development and the proposed development</p> <p>v) the security of the provision against scavenging pests, vandalism and unauthorised use.</p> <p>4. Recycling and refuse storage should be separate from cycle storage, car parking and key circulation areas.</p> <p>5. Development will not be permitted if recycling and refuse provision that meets the above requirements cannot feasibly or practicably be provided.</p>		
49	EP4	<p>Flood Risk</p> <p>1. The risk and impact of flooding will be minimised through:</p> <p>i) directing new development to areas with the lowest probability of flooding</p> <p>ii) ensuring that all new development addresses the effective management of all sources of flood risk</p> <p>iii) ensuring that development does not increase the risk of flooding elsewhere</p> <p>iv) ensuring wider environmental benefits of development in relation to flood risk.</p> <p>2. The suitability of development proposed in Flood Zones will be strictly assessed using the 'Sequential Test', and, where necessary, the 'Exceptions Test'. A sequential approach should be used at site level.</p> <p>3. A Site-Specific Flood Risk Assessment (SSFRA) should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, a SFRA should accompany all proposals involving:</p> <ul style="list-style-type: none"> <li>• sites of 1 hectare or more</li> <li>• land which has been identified by the Environment Agency as having critical drainage problems</li> <li>• land identified in the strategic flood risk assessment as being at increased flood risk in future</li> </ul>	<p>CNP H5 CNP E3 CNP I3</p>	n/a

		<ul style="list-style-type: none"> <li>land that may be subject to other sources of flooding, where development would introduce a more vulnerable use.</li> </ul> <p>4. All development proposals must be assessed against the current South Oxfordshire Strategic Flood Risk Assessment or any updates and the Oxfordshire Local Flood Risk Management Strategy to address locally significant flooding. Appropriate mitigation and management measures must be implemented and maintained.</p> <p>5. All development will be required to provide a drainage strategy. Development will be expected to incorporate sustainable drainage systems and ensure that runoff rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified. Development should strive to reduce run-off rates for existing developed sites.</p> <p>6. Sustainable drainage systems should seek to enhance water quality and biodiversity in line with the Water Framework Directive.</p>		
50	EP5	Minerals Safeguarding areas		n/a
<b>Built Environment</b>				
51	DES1	Delivering High Quality Development		n/a
52	DES2	<p>Enhancing Local character</p> <p>1. All proposals for new development should include a contextual analysis that demonstrates how the design:</p> <p>i) has been informed by and responds positively to the site and its surroundings</p> <p>ii) reinforces place-identity by enhancing local character.</p> <p>2. Where a character assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the assessment have been incorporated into the design of the development.</p> <p>3. Where there is no local character assessment a comprehensive contextual analysis of the local character should be prepared as part of an application. This should identify the positive features that make up the character of the area. The proposal must demonstrate that these positive features have been incorporated into the design of the development.</p>	CNP H1b	New development should make effective use of natural resources as applicable and as required by the development plan except that densities on sites with more than 10 homes should be at least 25 dwellings per ha taking account of local character and circumstances. Densities on sites with less than 10 homes should take account of local character and circumstances and need not meet any minimum density requirement.

		4. Proposals that have the potential to impact upon a conservation area or the setting of a conservation area should also take account of the relevant Conservation Character Appraisal.		
53	DES3 DES4  DES5 DES6 DES7	Design and access Statements Masterplans for allocated Sites and Major Development Outdoor amenity Space Residential amenity Public Art		n/a
54	DES8	Efficient use of resources 1. New development is required to make provision for the effective use and protection of natural resources where applicable, including: i) the efficient use of land, with densities of at least 30 dwellings per hectare, taking account of local circumstances including protection of the local environment, access to local services and facilities and local character. Proposals which seek to deliver higher quality and higher density development which minimises land take will be encouraged ii) minimising waste and making adequate provision for the recycling, composting and recovery of waste on site using recycled and energy efficient materials iii) maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials iv) making efficient use of water, for example through rainwater harvesting and grey water recycling causing no deterioration in, and where possible, achieving improvements in water quality (including groundwater quality) v) taking account of, and if located within an AQMA, is consistent with, the Council's Air Quality Action Plan vi) ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary vii) avoiding the development of the best and most versatile agricultural land, unless it is demonstrated to be the most sustainable choice from reasonable alternatives, by first using areas of poorer quality land in preference to that of a higher quality	CNP H1b	The CNP justifies a different density. New development should make effective use of natural resources as applicable and as required by the development plan except those densities on sites with more than 10 homes should be at least 25 dwellings per ha taking account of local character and circumstances. Densities on sites with less than 10 homes should take account of local character and circumstances and need not meet any minimum density requirement.

		viii) re-using vacant buildings and redeveloping previously developed land, provided the land is not of a high environmental value.		
55	DES9 DES10	Promoting Sustainable Design Renewable energy		n/a
<b>Town Centres</b>				
56	TC1 – TC5	Various		n/a
<b>Community and Recreational Facilities</b>				
57	CF1 CF2 CF3 CF4 CF5	Safeguarding community facilities Provision of community facilities and Services New Open Space, Sport and recreation facilities Existing Open Space, Sport and recreation facilities Open Space, Sport and recreation in new residential Development		n/a