

SODC Core Policies Relevant to BCS

Policy CS1 Presumption in favour of sustainable development

The overall strategy Policy CSS1 The overall strategy Proposals for development in South Oxfordshire should be consistent with the overall strategy of:

- (i) supporting other villages in the rest of the district by allowing for limited amounts of housing and employment and by the provision and retention of services; and
- (ii) outside the towns and villages, and other major developed sites, any change will need to relate to very specific needs such as those of the agricultural industry or enhancement of the environment.

Policy CSH2 Density On sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area.

Policy CSH3 Affordable housing 40 per cent affordable housing will be sought on all sites where there is a net gain of three or more dwellings subject to the viability of provision on each site.

Policy CSH4 Meeting housing needs A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.

Rural communities Policy CSR1 Housing in villages In order to contribute to the present and future economic, environmental and social sustainability of the villages, housing will be allowed where the scale and nature of the development is as follows:

	<i>Allocations</i>	<i>Infill</i>	<i>Rural exceptions</i>
Smaller villages	No	Sites of up to 0.2ha*	Yes if need shown

Policy CSR2 Employment in Rural Areas Planning permission will be granted for proposals which support the economy of the rural areas

Policy CSR3 Community facilities and rural transport Proposals which result in the provision of facilities and services in the rural areas will be encouraged, those which result in the loss of services and facilities will be resisted.

The environment Policy CSEN1 Landscape The district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.

- (i) Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area.
- (ii) High priority will be given to conservation and enhancement of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs) and planning decisions will have regard to their setting. Proposals which support the economies and social well being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement.

- (iii) The landscapes and waterscapes of the River Thames corridor will be maintained and where possible enhanced as will the setting and heritage of the river for its overall amenity and recreation use.

Policy CSEN3 Historic Environment

The district's designated historic heritage assets, both above and below ground such as:

- nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments;
- conservation areas; and
- their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

This will be carried out through:

- conservation area appraisals/reviews;
- management plans;
- designating new conservation areas where appropriate;
- the determination of planning, listed building consent and other relevant applications. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.

Policy CSQ1 Renewable Energy Proposals for development for the generation of energy from renewable resources will be permitted provided any adverse impact on the landscape, heritage and biodiversity of an area, traffic generation or the amenities of local communities is outweighed by wider environmental, social, economic or other benefits.

Policy CSQ2 Sustainable Design and Construction Proposals for new development, including the construction of new buildings and the refurbishment of existing building stock, must meet certain environmental standards to account current policy and good practice guidance, such as the emerging national SUDS standards and adaptation to climate change by designing in ways to increase resilience to increasing temperatures and heavy rainfall events and the need for water conservation and storage.

Policy CSQ3 Design Planning permission will be granted for new development that is of a high quality and inclusive design that:

- responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting;
- improves the quality of the public realm with well designed external areas, and, where appropriate a clear structure of open spaces;
- provides and/or links into green infrastructure where available;
- is designed to create safe communities and reduce the likelihood and fear of crime;
- creates a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points;
- ensures high levels of accessibility and ease of use by all modes of transport both within the site and with the wider area, also making sure that any new development is properly integrated with existing development ensuring accessibility to local services; and
- is adaptable to changing requirements and constructed with materials appropriate to the area.

All proposals for new development should be accompanied by a design and access statement to show how they have responded to the above criteria.