

Oxfordshire Plan 2050 Call for Strategic Location Ideas

This ‘call for strategic location ideas’ is to ask your views on which broad locations should be considered within the Oxfordshire Plan 2050.

These could be locations for large-scale housing or employment, or infrastructure projects, or for strategic environmental or social designations or protections.

Even if you just have some initial thoughts, please complete this form and let us know what you think. You don’t need to complete every section, just fill in as much as you can.

Please see the [accompanying guidance note](#) to help you complete this form.

How we will use the information you provide...

The information you provide will be used to inform the production of the Oxfordshire Plan 2050.

With your permission, we may share the information provided with the relevant district or city council for consideration in their future Local Plans or Strategic Housing and Economic Land Availability Assessments, particularly if your site is below the size thresholds for the Oxfordshire Plan 2050¹.

Please tick the relevant box	
<input checked="" type="checkbox"/>	I am happy for the information on this form to be shared with the relevant district or city council.
<input type="checkbox"/>	I am not happy for the information on this form to be shared with the relevant district or city council.

Would you like to receive updates about the Oxfordshire Plan 2050, and news about future consultations on the Oxfordshire Plan 2050?

Please tick the relevant box	
<input checked="" type="checkbox"/>	Yes – I would like to receive Oxfordshire Plan 2050 updates and news about future consultations on the Plan.
<input type="checkbox"/>	No – I do not want to receive Oxfordshire Plan 2050 updates or news about future consultations on the Plan

Personal data provided on this form will be processed, stored and disposed of in accordance with the requirements of the General Data Protection Regulations (GDPR) 2016 and the Data Protection Act 2018 and any other relevant legislation that governs the use of personal data.

¹ See accompanying guidance note

SECTION A – FOR ALL SUBMISSIONS

Questions about you...

Are you completing this form as... (please tick the relevant box)

an Oxfordshire resident	<input type="checkbox"/>	a landowner	<input type="checkbox"/>
a business/organisation	<input type="checkbox"/>	a developer	<input type="checkbox"/>
an amenity/community group	<input type="checkbox"/>	a planning agent	<input type="checkbox"/>
a registered social landlord	<input type="checkbox"/>	a site promoter	<input type="checkbox"/>
other - please specify: The Cotswolds Conservation Board, a statutory body established by Parliamentary Order in 2004, with two statutory purposes: <ul style="list-style-type: none"> • To conserve and enhance the natural beauty of the Cotswolds Area of Outstanding Natural Beauty (AONB). • To increase the understanding and enjoyment of the special qualities of the Cotswolds AONB. 			

Mandatory questions

#Your name: John Mills

Organisation (if applicable): Cotswolds Conservation Board

Who you are representing (if applicable):

#Your email address: john.mills@cotswoldsaonb.org.uk

#Your postal address:

Cotswolds Discovery Centre, The Old Prison, Fosse Way, Northleach, Gloucestershire
 Post code: WR12 7PW

Your telephone number: 01451 862004

Questions about your proposed strategic-scale location...

Q1. Which broad strategic-scale location in Oxfordshire² do you think may be suitable for considering as options in the Oxfordshire Plan? Please provide a map and an address if possible. You may attach additional supporting information to help us to identify your suggested area.

1. The three Areas of Outstanding Natural Beauty (AONBs) that are in Oxfordshire (the Cotswolds, Chilterns and North Wessex Downs AONBs) should be recognised as a **strategic environmental designations** in the Oxfordshire Plan.

2. With regards to the **Cotswolds AONB**, the Oxfordshire Plan should:

- a) Support designating the Cotswolds AONB as a **National Park**.
- b) Recognise and promote the Cotswolds AONB as the **Walking and Exploring Capital of England**.

Q2. What type and size³ of development (or other proposal) do you think could be located at your proposed location (as identified in Q1)?

The three AONBs in Oxfordshire should NOT be required to accommodate 'strategic scale locations for new development' (including strategic scale housing developments and / or employment areas).

This is because, in addition to the reasons outlined in response to Q3:

- paragraph 172 of the National Planning Policy Framework (NPPF) states that: (i) planning permission should be refused for major development⁴ other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest; (ii) the scale and extent of development within these designated areas should be limited.
- Paragraph 11 and Footnote 6 of the NPPF make it clear that AONBs are exempt from strategic policies in Local Plans that provide for objectively assessed needs for housing and other uses.

Q3. Why do you think this is a good location (as identified in Q1) for your suggested use. What do you think are the benefits to the local or Oxfordshire area in terms of social, environmental and economic benefits?

² See guidance note 3

³ See guidance note 1

⁴ As explained in Footnote 55 of the National Planning Policy Framework, 'whether a proposal constitutes 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined'.

1. The reasons for the Oxfordshire Plan recognising the three Oxfordshire AONBs as strategic environmental designations include the following:

- AONBs have the ‘*highest status of protection*’⁵
- AONBs are ‘*landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation’s interest to safeguard them*’⁶.
- ‘*in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, relevant authorities (including public bodies, such as the local authorities) have a statutory duty to ‘have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty*’⁷;
- ‘*a local planning authority whose area consists of or includes the whole or any part of an area of outstanding natural beauty has power ... to take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty or so much of it as is included in their area*’⁸;
- the AONBs provide a wealth of benefits in terms of natural and cultural capital, ecosystem services and benefits for health and wellbeing;
- the natural beauty and special qualities of the AONBs are the bed-rock of tourism in these locations (and in the surrounding area), generating significant economic revenue and jobs in Oxfordshire and other local authority areas.

2. Designating the Cotswolds AONB as a National Park

The Cotswolds AONB Management Plan 2018-2023 has an ambition ‘*to promote the case for the Cotswolds being designated as England’s next National Park*’.

There are many similarities between the most recent National Park designation (the South Downs) and the Cotswolds. For example, they are of a similar scale and complexity, with the Cotswolds AONB covering over 2,000 square kilometres and parts of 15 different local authorities.

A Cotswolds National Park would achieve, inter alia:

- A single Local Plan leading to consistent planning policy formulation based on the needs of the Cotswolds and implemented for the area as a whole;
- A more effective and influential landscape led Management Plan for the Park, linked to the single Local Plan;
- Management of the landscape as a whole, resulting in improved enhancement of the landscape and a reduction in the erosion of landscape quality;
- Application of Natural Capital to natural resource management across a whole landscape;

⁵ Paragraph 172 of the National Planning Policy Framework

⁶ Department for Environment, Food and Rural Affairs (Defra) (2015) *Areas of Outstanding Natural Beauty: Landscape Protection and Enhancement Support Scheme (England) 2015-2017*. Application to European Commission.

⁷ Section 85 of the Countryside and Rights of Way Act 2000.

⁸ Section 84 of the Countryside and Rights of Way Act 2000.

- Design and consistent local delivery of a single integrated rural development and agri-environment scheme;
- Ensure quality design and use of materials appropriate to the area;
- Join up of multiple advisory services and funding streams;
- Lead effective networks for collaboration, co-ordination and delivery with landowners, farmers, businesses and communities across the Park as a whole;
- Experiment and trial new, innovative and entrepreneurial initiatives;
- Enhanced and consistent sustainable tourism, recreation and quiet enjoyment policy development and implementation across the area;
- Co-ordination and delivery of sustainable tourism for the whole area;
- Improved and consistent approach to the management of the rights of way network, including design and use of materials appropriate to the Cotswolds;
- Stronger local, national and international brand for the area and the businesses that operate within the area and depend on the brand;
- Clearer identity for the area and the communities living within it, inspiring even greater pride and value in the quality of the landscape and environment;
- More appropriate resourcing and financing settlement for the size and scale of the protected landscape;
- Improved ability of urban communities in Oxfordshire, the West Midlands, Avon and outer London to access, explore and enjoy their nearest National Park, delivering in parallel significant health and well-being benefits to those diverse populations.

3. The reasons for the Oxfordshire Plan recognising and promoting the Cotswolds AONB as the Walking and Exploring Capital of England include the fact that the Cotswolds AONB has:

a) more rights of way than many national parks.

- Cotswolds: 4,850 km
- Lake District: 3,102 km
- Peak District: 2,900 km
- North Yorkshire Moors: 2,300 km
- Yorkshire Dales: 2,132 km

b) more guided walks than many national parks.

- Cotswolds: all year 330 per annum (pa) with 4,700 people
- Lake District: April to October 200 pa with more than 2,000 people
- Yorkshire Dales: April to October up to 200 pa with 1,600 people

c) more volunteers leading guided walks than many national parks.

- Cotswolds: 288 volunteers
- Yorkshire Dales: 200 volunteers
- Lake District: 180 volunteers

Q4. Are there any challenges that might need to be overcome to bring this forward?

With regards to National Park status for the Cotswolds AONB, this proposal will need to be developed in partnership with the 12 other local authorities that cover the AONB (in addition to the Oxfordshire local authorities that overlap with the AONB - Oxfordshire County Council, West Oxfordshire District Council and Cherwell District Council) and other stakeholders.

Q5. Is there any other information about the location that you think we should know to help us to assess the site?

Information about the Cotswolds AONB can be found on the Cotswolds Conservation Board's website: www.cotswoldsaonb.org.uk

SECTION B – ONLY FOR SUBMISSIONS FROM PLANNING AGENTS, LANDOWNERS, DEVELOPERS

N/A

Additionally if you are a landowner, developer, or planning agent promoting a specific site, it would be helpful if you could also provide the following information:

Q6. Site size (ha):

Q7. Developable area (ha):

Q8. Current land use:

Q9. Current planning status and relevant planning history, including if the site has already been submitted to the district's strategic housing/economic land availability assessment:

.....

Q10. Have you undertaken any masterplanning or technical studies to date? (please tick the relevant boxes)

<input type="checkbox"/>	Masterplanning
<input type="checkbox"/>	Air quality assessment
<input type="checkbox"/>	Archaeological assessment
<input type="checkbox"/>	Ecological assessment
<input type="checkbox"/>	Flood Risk Assessment
<input type="checkbox"/>	Green Belt assessment
<input type="checkbox"/>	Heritage assessment
<input type="checkbox"/>	Landscape/visual assessment
<input type="checkbox"/>	Transport assessment

	Viability assessment
	Other assessment(s) – please specify:

Q11. Do you or your client(s)... (please tick the relevant box)

	Own all the land within the site boundary
	Own some of the land within the site boundary and have a formal agreement with the other landowner(s)
	Own some of the land within the site boundary and do not yet have a formal agreement with the other landowner(s)
	Do not own any part of the site or hold any legal interest in the site
Additional information relevant to landownership (such as existing tenancies which might affect site deliverability), and please list other land owners (name and address/contact details) if the site is in multiple ownership	

Q12. When is the site likely to be available for development: (please tick the relevant box)

	The site is available now
	Before 2031
	Between 2031 – 2040
	Between 2040 – 2050
	Beyond 2050

Thank you for taking the time to share your ideas with us.

Please send completed forms by email to info@oxfordshireplan.org or by post to Oxfordshire Plan 2050, Speedwell House, Speedwell Street, Oxford, OX1 1NE

Closing date for responses: 12th April 2019