

Appendix 1 – Local Plan Policy SP33: Canalside Land

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Planning permission will be granted for a mixed use development at the Canalside Land that includes all of the following uses:

- a) residential
- b) a sustainably-sized community centre
- c) public open space/square
- d) replacement operating boatyard and winding yard
- e) a new bridge over the Oxford Canal for pedestrians and cyclists

Other complementary uses will be considered on their merits.

A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures. A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. This Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.

Development proposals should be accompanied by an assessment of potential recreational pressure on the immediate setting and the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.

All proposals should minimise impact on air quality during construction phase.

The on-site boatyard may need some sealed storage areas if fuels, paints and chemicals are being used.

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